

urbansplash

Dear Jen

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION OF
PLANNING PERMISSION 122598/FO/2019**

Please see enclosed an application which seeks to discharge conditions 9,11, 12, 14, 17 and 42 of planning permission 122598/FO/2019 for Phase 3 of New Islington, Ancoats.

Enclosed is a summary table with details of information included within this application submission to discharge the requirements of the relevant conditions.

I trust that the above and enclosed documentation is self-explanatory, but should you require any further information to allow your full consideration of this application, then please contact me at your earliest opportunity.

I look forward to receiving confirmation that this application has been registered and validated in due course.

Yours sincerely



Andrew Johnston

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Encs. Conditions summary table
 Conditions discharge application

Ms J Atkinson
Planning
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28 June 2021

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New Islington Phase 3 122598/FO/2019
Condition summary table
May 2021

No	Condition	Details submitted
9	A phase of the development shall not commence until a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; o Display of an emergency contact number; o Details of Wheel Washing; o Dust suppression measures; o Compound locations where relevant; o Consultation with local residents; o Location, removal and recycling of waste; o Routing strategy and swept path analysis; o Parking of construction vehicles and staff; and o Sheeting over of construction vehicles. Each phase of development shall be carried out in accordance with the approved construction management plan.	Please see enclosed Construction Management Plan and appendices: Appendix 1 CDM Pre-Construction Information (PCIP). Appendix 2 Traffic Management Plan. Appendix 3 Waste Management Plan. Appendix 4 Open Reach Services. Appendix 5 As Built LV Rev A. Appendix 6 As Built LV Rev G. Appendix 7 As built Water.
11	A phase of development shall not commence until the siting, scale and appearance of boundary treatment have been submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of each phase of development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.	Please see enclosed fencing material plan HH-0075 FEN2067 REV1
12	a) A phase of the development shall not commence until details of an Environmental Standards Statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. Each phase of development shall then be carried out in accordance with the approved statement (b) A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority for each phase.	Please see enclosed Environmental Standards Statement prepared by Stace
14	Prior to the first occupation of each phase of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include: - Verification reporting providing photographic evidence of constriction; - Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any	Please see enclosed Drainage Management and Maintenance Plan prepared by Joule dated April 2021.

	public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. - Timescale for implementation The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.	
17	a) Prior to the first occupation of the residential element of each phase a scheme for acoustically insulating the proposed residential accommodation against noise from Addington Street and local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not than 15 times) Living exceed 45 dB L Amax,F by more Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq Gardens and terraces (daytime) 55 dB L Aeq (b)Prior to the first use of the residential element in each phase, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	Please see enclosed Sound Test Insulation Report prepared by Stroma dated 17 March 2021. This verification report includes post completion testing to confirm the noise criteria has been met
42	Prior to the first occupation of the residential element of each phase of the development, details and specification of fast charging electric car charging points for each dwellinghouse, on plot parking for dwellinghouses and 10% of the car parking available for the apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element within each phase of the development.	Please see enclosed details and specification of fast charging electric car charging points on site.