

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

1 – 4 South Park Court
Hobson Street
Macclesfield
Cheshire
SK11 8BS

Macclesfield: 01625 433881
Chester: 01244 732447

support@emeryplanning.com
www.emeryplanning.com

13 May 2022

EP ref: 20-588

Caroline Payne
T: 01625 442 798
carolinepayne@emeryplanning.com

Dear Sir or Madam

Re: Planning Portal reference: PP-11128221
Land off Oldham Street and Spear Street, Manchester

Please find enclosed an application to discharge conditions 6, 8, 12, 16, 23 and 24 attached to planning permission 131730/JO/2021 for 'variation of conditions 1 (Approved Plans and Documents), 15(d) (Materials to be Approved - Window Drip Detail), 18 (Travel Plan) and 21 (Photovoltaics) attached to application 126531/JO/2020' at the above site.

Condition 6 states:

"No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- *Verification report providing photographic evidence of construction as per design drawings;*
- *As built construction drawings if different from design construction drawings;*
- *Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime."*

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The following are submitted to discharge condition 6:

- Report prepared by Cadmay Roofing Ltd (please double click pdf links within the report to access documents)
- Roof Parapet Detail (ref. OSM-FEA-BB-XX-DD-A-6350 Rev C2)
- Construction photographs

Condition 8 states:

"Before first occupation of the development the building, together with all externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Upon completion of the development and within 6 months of the first occupation of the residential accommodation, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority within 6 months of the first occupation of the residential accommodation along with a timescale that confirms when any necessary changes will be implemented."

We can confirm that no ancillary equipment is externally mounted on the buildings. Please also find enclosed the Acoustic Report prepared by Hann Tucker Associates and approved under application CDN/18/0389 on 25 July 2019 in relation to condition 7. The report outlines plant noise emission limits and mitigation measures should any ancillary equipment be externally mounted in the future.

Condition 12 states:

"Prior to the occupation of the residential accommodation hereby approved a scheme for the storage (including segregated waste recycling) and disposal of refuse from the residential accommodation has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."

The following plans are submitted to discharge condition 12:

- Waste Strategy Plan Ground Floor Level (ref. OSM-FEA-B1-XX-PL-A-0006 Rev P1)
- Waste Strategy Plan Basement Level (ref. OSM-FEA-B1-XX-PL-A-0007 Rev P1)

Condition 16 states:

"Details of the high quality materials to be used for the footpaths of Oldham Street, Warwick Street, Bradley Street and Houldsworth Street and for the areas between the pavement and the line of the proposed building shall be submitted to and approved in writing by the City Council as the local planning authority. These works shall include dropped kerbs and tactile paving adjacent priority junctions. Any works approved shall be implemented in full within six months, or as otherwise agreed in writing by the local planning authority, of any part of the development first being occupied."

The submitted External Works Plan (ref. OSM-FEA-S1-XX-PL-A-0005 Rev P1) proposes a Tarmacadam Finish to match existing along Warwick Street, Spear Street and Bradley Street, as well as 600m x 600m paving to match existing on Oldham Street.

Condition 23 states:

"The proposed development shall be designed and constructed in accordance with the recommendations contained within sections 3.3 and 4 of the submitted Crime Impact Statement dated (24/08/2015 - URN: 2015/0654/CIS/01 Version A) and to Secured by Design Standards and shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation."

Please find enclosed the Secured by Design Accreditation dated 9 May 2022 relating to block B, submitted to partially discharge condition 23.

Condition 24 states:

"The impact of the development on television signal reception within the potential impact area identified in the Desktop Study by GTech Surveys Limited, the submitted letter dated 11th May 2018 and the Baseline Television and Television Reception Impact Assessment as approved by the City Council as local planning authority under application reference CDN/19/0327 on 19 October 2018 shall be assessed within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the approved assessment. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier."

Submitted with this application is a Television Signal Reception Assessment carried out by GTech Surveys Ltd.

It is considered that the submitted information is sufficient to discharge conditions 6, 8, 12, 16, 23 and 24 of planning permission 131730/JO/2021, however should you have any queries or require anything further then please do not hesitate to contact me or Wiktoria Sygnicka at this office.

Yours sincerely
Emery Planning

Caroline Payne

**Caroline Payne BA (Hons), DIP TP, MRTPI, PIEMA
Director**