

**Bernard Taylor Partnership Ltd**

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Manchester City Council,  
P O Box 532,  
Town Hall,  
Manchester  
M60 2LA

19/05/2022

**For the attention of Ian Jarvis**

**SUBMITTED ONLINE**

**Re: Approval Ref: 131397/FO/2021**

**Discharge of Condition 6,7,8,9,10 and 12**

Dear Ian Jarvis,

We write on behalf of our clients, One Manchester in relation to the current approval referred to above to apply for a Discharge of Conditions for the following conditions:

**Condition 6**

*"Before the development commences a scheme for the storage and disposal of refuse shall be 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. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required."*

*Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy*

Please find the drawing below which shows the location of the bin stores for this proposal. It is proposed that the ground floor apartment bins will be located to the rear of the building as it has direct access to the garden from the flat. The 1<sup>st</sup> floor and 2<sup>nd</sup> floor apartment bins are to be located to the front of the property in the same manner as the other neighbouring properties, behind the existing low level wall. This enables an easier access to the bins for the residents as they will not be required to walk all the way round the building to reach the bins to the back of the property.

- **SR-BTP-00-XX-M3-A-3846\_135 - Bin Store Location & Strategy Plan**

**Condition 7**

*"Prior to commencement of the development mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation."*

*The approved works shall be completed in accordance with LPA written approval and completed prior to occupation of the development.*

*Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy"*

The following information has been prepared by Redmore Environmental and has been submitted for your approval;

- **Air Quality Assessment, 1198 Stockport Road Ref:5491r1**

Directors: V J Saunders BA(Hons), B.Arch, ARB, RIBA, SCA, CAABC. M Atkinson BA(Hons), M.Arch, ARB, RIBA. Associate Director: S Dennis BSc, B.Arch(Hons), ARB, RIBA. Associates: E M Denby BA(Hons), M.Arch, ARB, RIBA. L J Taylor BA(Hons), M.Arch(Hons), ARB, RIBA. A Wan BA(Hons), M.Arch, ARB, RIBA. Company No. 4168609.



### **Condition 8**

*"Before the development commences a scheme for acoustically insulating the proposed residential accommodation against traffic noise from Stockport Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the residential units are occupied. Noise survey data must include measurements taken during a rush-hour period and night time period to determine the appropriate sound insulation measures necessary.*

*Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy"*

The following information has been prepared by AEC and has been submitted for your approval;

- **Noise Assessment – AEC Report Ref: P4587/R1/NRS**

### **Condition 9**

*"Before the first occupation of the apartments a scheme shall be submitted to and approved in writing by the City Council as local planning authority providing details of the appearance and specifications of the proposed bin storage arrangements. The development shall be fully implemented in accordance with the approved scheme upon first occupation of the development and maintained in situ thereafter.*

*Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy."*

The following drawing has been produced by BTP and submitted for your approval;

- **SR-BTP-00-XX-M3-A-3846\_135 - Bin Store Location & Strategy Plan**

### **Condition 10**

*"Before the first occupation of the apartments a scheme shall be submitted to and approved in writing by the City Council as local planning authority providing details of the appearance and specifications of the proposed cycle storage arrangements. The development shall be fully implemented in accordance with the approved scheme upon first occupation of the development and maintained in situ thereafter.*  
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*Reason - To secure appropriate arrangements for the provision of dedicated cycle storage facilities, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy."*

A drawing has been produced by BTP which identifies the Cycle Store location as well as plans and elevations which has been submitted for your approval;

- **SR-BTP-00-XX-M3-A-3846\_130 - Cycle Store Location Plan and Elevations.pdf**

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**Condition 12**

*"Prior to the occupation of the apartments hereby approved, a permanent bird and box shall be installed at the site in accordance with details to be submitted to and approved in writing by the City Council, as Local Planning Authority. The bird/bat boxes shall be thereafter retained whilst the development is occupied.*

*Reason - To provide bird and bat boxes to enhance the natural and local environment, pursuant to policy EN15 of the Manchester Core Strategy."*

A drawing has been produced by BTP which identifies the bird/bat box locations which has been submitted for your approval;

- **SR-BTP-00-XX-M3-A-3846\_140 - Proposed Bird & Bat Box Locations**

We trust that the attached information is acceptable and can be used to discharge conditions 6,7,8,9,10 & 12 relating to this approval.

The application and attachments as outlined above have been submitted online via the Planning Portal. The fee will also be paid online by the client.

In the meantime, if you require any further information regarding this application, please do not hesitate to contact us.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Andy'.

Andy (Kwok Ho) Wan

**Associate**

BA(Hons), M.Arch, ARB, RIBA.