

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 2, 15, 16, 29, 32, 33, 34, 35, 38 and 39 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
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02 March 2021

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Timber Wharf, 16-22 Worsley
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New Islington Phase 3 122598/FO/2019
Condition summary table
March 2021

No	Condition	Details submitted
2	Prior to the commencement of development, a detailed phasing plan (including indicative timescales for implementation) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed.	N13 (PL) 001a site plan N13A interim phasing Prepared by Shedkm.
15	a) Prior to the first occupation of each phase of this development, details of hard and soft landscaping treatments (including appropriate samples of materials) shall be submitted to and approved in writing by the City Council as local planning authority. (b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.	Please see enclosed Landscapae Plans and Reports by Open and Fencing Fabrication Drawings prepared by Fabrikat. Boundary Plan M80153_3A_L101 Rev C Kerbs and edging M80153_3A_L105 Rev D Feature Lighting Concept M80153_3A_L110 Rev F Hard and Soft Works M80153_3A_L200 Rev E Planting Schedule M80153_3A_L300 Rev B Planting Plan (1 of 2) M80153_3A_L301 Rev B Planting Plan (2 of 2) M80153_3A_L302 Rev B Site Sections (1 of 2) M80153_3A_L400 Rev B Site Sections (2 of 2) M80153_3A_L401 Rev A Paving Type 1 M80153_3A_L500 Rev C Paving Type 2 M80153_3A_L501 Rev D Paving Type 3 M80153_3A_L502 Rev A Paving Type 4 M80153_3A_L503 Rev A Paving Type 6 M80153_3A_L504 Rev A Paving Type 8 (1 of 2) M80153_3A_L506A Rev B Paving Type 8 (2 of 2) M80153_3A_L506B RevA Paving Type 9 M80153_3A_L505 Rev B Paving Type 11 M80153_3A_L507 Rev B Paving Service Covers M80153_3A_L508 Rev C Boundary Type 5 (1 of 2) M80153_3A_L521 Rev A Boundary Type 5 (2 of 2) M80153_3A_L521A Boundary Type 6 M80153_3A_L522 Rev A Semi mature tree in soft M80153_3A_L550 Rev A Typical Shrub Plant M80153_3A_L551 Rev A Typical Hedge Planting M80153_3A_L552 Rev A Hard Landscape Specification Report M80153_3A_900 Rev C Soft Landscape Specification Report M80153_3A_901 Rev A External Furniture Specification Report M80153_3A_L903 Fencing Plan 44994-0 Fencing Plan 44995-0

No	Condition	Details submitted
16	a) Prior to the first occupation of the residential element of each phase, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{ago}) level at the nearest noise sensitive location. (b) Prior to the first occupation of the residential element of 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.	No external plant or mounted equipment proposed and therefore this condition is not applicable.
29	The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of each phase of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each phase of the development and shall remain in operation for so long as the development is occupied.	Please see enclosed Proposed External Lighting and Power Layout prepared by Tace.
32	Prior to the first occupation of the residential element of each phase of development, a travel plan framework shall be submitted for approval in writing by the City Council, as Local Planning Authority. In this condition a Travel Plan means a document which includes: i) the measures proposed to be taken to reduce dependency on the private car by those living at the development; ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time iii) mechanisms for the implementation of the measures to reduce dependency on the private car iv) measures for the delivery of specified travel plan services v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first occupation of the residential element within each phase of development, a Travel Plan which takes into account the information about travel patterns	Please see enclosed the travel plan prepared by Urban Splash

No	Condition	Details submitted
	gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.	
33	Notwithstanding drawing N13 (SK) 102 stamped as received by the City Council, as Local Planning Authority, on the 8 August 2019, prior to the first occupation of the residential element within each phase of development shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include an appropriate level of disabled parking. The approved car parking layout shall be implemented and thereafter retained and maintained.	Please see enclosed documents: N13 (00) 125 site plan 3A parking allocations N13 (00) 126 site plan 3A temporary parking allocation
34	Prior to the first occupation each phase of the development, the siting, scale and appearance of a suitable cycle store for each dwellinghouse and details of the level of cycle provision for the apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element of each phase of development and thereafter retained and maintained in situ.	Please see enclosed Cycle Storage documentation N13 (SK) 018- town house. Prepared by Shedkm.
35	Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:- Footway improvement and carriageway improvements to the sites frontage onto Winder Drive and Coppersmith Road; - Dropped kerbs/tactile paving at the junctions of Winder Drive/Coppersmith Road; - Traffic Regulation Orders where necessary and appropriate on surrounding roads and around the site to prevent commuter parking and to facilitate servicing arrangements; - Highway works to Lockyard Lane and Coppersmith Road if the road is to be adopted - Parking enforcement measures on un-adopted sections of highway. The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.	Please see enclosed documents: N13 (00) 125 site plan 3A parking allocations N13 (00) 126 site plan 3A temporary parking allocation
38	Prior to the first occupation of the residential element of each phase of development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for	Please see enclosed Street Signage plan N13 (30) 310b. Prepared by Shedkm.

No	Condition	Details submitted
	implementation. The approved strategy shall then be implemented for each phase and used to inform any future advertisement applications for the building.	
39	Prior to the first occupation of the residential element of each phase of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.	Not applicable to this phase of development and no bird or bat boxes proposed. Please see enclosed the Phase 1 Ecology Report. Prepared by Sensible Ecological Survey Solutions in July 2018.