

Planning Department
Manchester City Council
P O Box 532
Manchester
M60 2LA

13 St Johns Street for Mr Nilesh Bhatt: Planning Consent 124226/FO/19 Approval Date 19th June 2020

Dear Sirs,

Further to the above planning approval we would like to submit the following documentation by way of discharging the planning condition obligations attached to the approval. For clarity, the wording of each condition has been summarised and inserted below with the appropriate response noted against each item.

Conditions

- 1) *The development must be begun not later than 13th November 2022.***

BTP Response

No action required. We would confirm that the development began in the spring of 2020 although progress has been inevitably hampered by the practical implications of the pandemic.

- 2) *The development hereby approved shall be carried out in accordance with the following drawings and documents***

BTP Response

No action required. We would confirm that the development is being implemented in accordance with the approved drawings and documentation.

- 3) *The development hereby approved gives permission for the application property to be used as a Use Class C3 single family dwellinghouse only and for no other purpose***

BTP Response

No action required. We would confirm that the development will be used for the approved purposes.

- 4) Prior to the commencement of the development, a detailed construction/fit-out management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority**

BTP Response

The Construction Management Plan was submitted and validated on the 19th December 2019 (Applic. Ref. CDN/19/1031). To date, the application has not been determined. We are assuming that the authority has no objections to the submitted plan and that their failure to confirm the discharge of the condition is due to the administrative difficulties created by the pandemic. We would request the authority confirm that this interpretation of the current position is accurate. In the meantime, we would confirm that the proposed plan has underpinned the progress of the works on site.

- 5a) The premises shall be acoustically insulated in accordance with the recommendations and details.**

BTP Response

No action required. We would confirm that the submitted details have been implemented at site level by client/contracts manager/contractor.

- 5b) Upon completion of the development and before first occupation of the residential units, 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 and the measurements and information detailed in part a.**

BTP Response

No action required. We would confirm that the owner/client has been made fully aware of the obligations of this condition and that the client/contracts manager/contractor will commission the required verification report from suitable specialist at completion of the works on site.

- 6) Prior to first occupation of the development the scheme for the storage and disposal of refuse shall be implemented in full as part of the development and shall remain in situ whilst the use or development is in operation in accordance with the submitted waste documents**

BTP Response

No action required. We would confirm that the owner/client has been made fully aware of the obligations of this condition and that responsibility for implementing the approved plan rests with them.

- 7) Prior to the first occupation of the development the air quality mitigation measures to safeguard local air quality within the building shall be fully implemented and retained in accordance with the following information and documents.**

BTP Response

No action required. We would confirm that the submitted details have been implemented at site level by client/contracts manager/contractor.

- 8) Any new external fittings {i.e. shutters, windows or doors} shall be certified to Secured by Design standards.**

BTP Response

No action required. We would confirm that the submitted details have been implemented at site level by client/contracts manager/contractor.

- 9) Should the works hereby approved not commence before 1st April 2021, then no part of the development hereby granted permission shall be commenced until a survey has been conducted by a person, the identity of whom has been previously agreed in writing by the City Council as local planning authority, to investigate whether the buildings are inhabited by bats or by barn owls, and the survey results passed to the local planning authority.**

BTP Response

No action required. We would confirm that the development began in the spring of 2020.

- 10) Notwithstanding the details shown on/within the approved drawings and documents listed in condition 2 of this approval, samples and specifications of all materials to be used on all external elevations and external areas of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to their installation.**

BTP Response

Samples of the proposed glass for the conservatory and for the green wall to be used externally above the conservatory roof are available for inspection on site. We would request that an appointment to inspect these materials be made through the Project Architect (Adrian Pearson 07767 318850) to ensure Health & Safety protocols are maintained.

- 11) *Prior to the installation of the proposed living wall, an installation and management strategy for the living wall shall be submitted to and approved in writing by the city council as local planning Authority.***

BTP Response

Since the approval of the proposed details, practical buildability issues have resulted in the extent of the proposed living green wall being scaled down. To briefly recap, this feature was proposed to improve the occupiers view from the upper floor windows. These generally look out onto the lifeless, grey cladding panels which have been used to cover the full height of the adjoining party wall.

I think we would all agree that whilst this view may have been acceptable when the building was used for commercial purposes, these panels do not provide an acceptable aspect for the return of the building to residential use. For this reason, the occupier/client aspired to construct a living green wall above the glass roof of the conservatory which would enhance the view.

As the details developed, it has become clear that the maintenance and servicing (irrigation and drainage) of 'live' plants above a glass roof is simply not practical or achievable. Safe access would require the construction of an external steel gantry which even at its most minimal would destroy the lightness and clean lines of the approved glass conservatory. However, our client does not want to look out from his ownership on to the existing monotone grey panels. For this reason, it is now proposed to enliven the panels by applying an artificial green wall which does not require any form of constant servicing (irrigation and drainage) and only minimal maintenance to replace displaced artificial plants.

Such artificial green walls are now a common feature of many commercial and residential developments being used to introduce a 'natural' feature where it would not be possible to implement live planting. This approach also has the added advantage of requiring a minimal engineering intervention and simplifies all weatherproofing details thereby protecting the fabric of the buildings.

It is still intended that a living green wall installation is used inside the conservatory against the party wall. In this location the plant cassettes which are used to cultivate and nurture the live plants, can be provided with structural support and the servicing infrastructure (irrigation and drainage) necessary for their successful propagation.

We have requested the specialist supplier/manufacturer to provide full details of the installation and maintenance requirements together with some examples of both systems. They will include installations that can be visited to see at first-hand how successful both approaches can be. **We will forward this information on as soon as it becomes available.**

Bernard Taylor Partnership Ltd

Elizabeth House 486 Didsbury Road Heaton Mersey Stockport SK4 3BS
0161 443 1221 info@btparchitects.co.uk www.btparchitects.co.uk



Summary

We would apologise that this information noted above has not forwarded to you earlier in the construction process but hope that the unprecedented situation we have found ourselves in through 2020 has provided some extenuating circumstances. Nevertheless, we acknowledge that we need to regularise the situation and would hope that the information submitted will provide you with enough detail to confirm that the conditions to the approved application have been discharged.

If any further information or clarification is required please do not hesitate to contact me on the details noted below.

Yours Sincerely,

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

Adrian Pearson

Senior Conservation Architect
BA (Hons), Dip Arch, RIBA(SCA), AABC