

27 November 2020

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Dear Jennifer,

Discharge of Condition Application for Conditions 3 (Materials), 6 (Drainage) and 7 (Sustainable Urban Drainage Scheme) of Planning Permission 123767/JO/2019 at Land Known as Birley Plot E, Stretford Road, Manchester.

Please find enclosed a discharge of condition application, relating to the redevelopment of Plot E for purpose built student accommodation. The Applicant is Manchester Metropolitan University.

Background

Planning Permission was granted for the *“Construction of a part 6, part 11 and part 16 storey building comprising 491 student bedspaces (sui generis), amenity space, cycle parking, landscaping, and associated highways work”* (Ref: 120896/FO/2018) on 19 October 2018.

An application under Section 73 of the Town and Country Planning Act 1990 (as amended) was subsequently approved in August 2019 (Ref: 123767/JO/2019) for the *“variation of condition numbers: 2 (Specified Plans), 11 (Landscaping), 15 (Operational Management Strategy), 16 (Access Strategy), 17 (Construction Management Plan), 18 (Local Labour Agreement), 20 (Acoustic Insulation) and 24 & 25 (Contaminated Land) of planning approval reference 120896/FO/2018 to allow for: re-positioning of building; internal arrangement amendments; and elevational amendments”*

The information contained within this application is submitted to address the requirements of Conditions 3 (Materials), 6 (Drainage) and 7 (Sustainable Urban Drainage Scheme) of Permission Ref: 123767/JO/2019.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 3 (Materials)

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The wording of Condition 3, as set out on Planning Permission Reference 123767/JO/2019 is as follows:

“Above ground construction works shall not commence until samples and specifications of all materials to be used in external elevations of the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Details of the proposed hard landscaping around the buildings shall be submitted to and approved by the City Council prior to landscaping works commencing. Thereafter the development shall be carried out in accordance with those details.”

A number of meetings have been held with Manchester City Council (MCC) Officers, dating back to late 2019 and most recently in October 2020, to present and agree all the proposed materials to be used on the external elevations.

To allow MCC to support the partial discharge of Condition 3 relating to the external elevation materials, a Materials Sample Pack prepared by JM Architects that summarises the materials / specifications as presented on Site is enclosed. This details all the materials proposed to the external elevations of the building, which have now been viewed and approved in principle on the Site.

To allow the full discharge of Condition 3, details of the proposed hard landscaping around the building shall be submitted to MCC for approval at a later date, prior to landscaping works commencing.

Condition 6 (Drainage)

The wording of Condition 6, as set out on Planning Permission Reference 123767/JO/2019 is as follows:

“No drainage shall be installed until the full details of a surface water drainage scheme has been submitted to and approved in writing by the City Council as local planning authority.”

To enable MCC to support the full discharge of Condition 6 retrospectively, please find enclosed drainage information prepared by Curtins which comprises of the following:

- BF-CUR-XX-OG-DR-C-90001_Proposed Drainage Layout_C02;
- BF-CUR-XX-OG-DR-C-90002_Proposed Drainage Layout sheet 1_C02;
- BF-CUR-XX-OG-DR-C-90003_Proposed Drainage Layout sheet 2_C02;
- BF-CUR-XX-ZZ-DR-C-90010_Drainage Details sheet 1_C02;
- BF-CUR-XX-ZZ-DR-C-90011_Drainage Details sheet 2_C02;
- BF-CUR-XX-ZZ-DR-C-90012_Drainage Details sheet 3_C02;
- BF-CUR-XX-ZZ-DR-C-90013_Drainage Details sheet 4_C02;
- BF-CUR-XX-ZZ-DR-C-90014_Drainage Details sheet 5_C02; and
- BF-CUR-XX-ZZ-DR-C-90020_Manhole Schedule_C02.

Condition 7 (Sustainable Urban Drainage Scheme)

The wording of Condition 7 (Sustainable Urban Drainage Scheme), as set out on Planning Permission Reference 123767/JO/2019 is as follows:

“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:

- a. Verification report providing photographic evidence of construction as per design drawings;*
- b. As built construction drawings if different from design construction drawings;*
- c. 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.*

To enable MCC to support the full discharge of Condition 7, please find enclosed drainage information prepared by Curtins which comprises of the following:

- As built Surface Water Construction Drawing, Including Attenuation Tank;
- Install Record DOC160120-16012020125521;
- FLOTATION CHECK - R0 - PLUVIAL CUBE TANK;
- LOAD BEARING - R0 - PLUVIAL CUBE TANK;
- Maintenance & Access Document;
- PCST - 2 - DD - 15395 - R0 - PLUVIAL CUBE TANK;
- PCST - 2 - DD - 15395 - R1 - PLUVIAL CUBE TANK;
- Pluvial Cube Brochure;
- Pluvial Cube Spec – Combined;
- Pluvial Cube Spec - Heavy Duty;
- SUDS 15 Jan Photograph 1;
- SUDS 16 Jan Photograph 2;
- SUDS 16 Jan Photograph 3;
- SUDS 17 Jan Photograph 4;

- Photograph 16 Jan IMG_0314;
- Photograph 16 Jan IMG_0315;
- Photograph 16 Jan IMG_0316;
- Photograph 16 Jan IMG_0317;
- Photograph IMG_0221;
- Photograph IMG_0267; and
- Photograph 16 Jan IMG_0313.

The Submission

In addition to the supporting information set out above, a Condition Discharge Application Form has been submitted via the Planning Portal (PP-09101058) to formalise this Application seeking the partial discharge of Planning Conditions 3 (Materials) and the full discharge of Conditions 6 (Drainage) and 7 (Sustainable Urban Drainage Scheme) of Planning Permission Reference 123767/JO/2019.

A fee has been paid to MCC for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We trust you will find this application in order and we look forward to receiving written confirmation of its registration.

If you require any further details please do not hesitate to contact my colleague Lerato Marema at lmarema@deloitte.co.uk / +44 161 455 6665.

Yours sincerely



John Cooper

For and on behalf of Deloitte LLP