

25 November 2020

Jennifer Atkinson
Planning Building and Licensing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Dear Jen

LAND OFF GREAT DUCIE STREET, MANCHESTER (PERMISSION REF: 124995/FO/2019) – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION (PLANNING PORTAL REF: PP-09294028)

I am writing on behalf of the LTE Group to enclose an Application for Approval of Details Reserved by Condition in relation to full planning permission ref: 124995/FO/2019, for a new educational building on land off Great Ducie Street.

Further to this Covering Letter (dated 25 November 2020) and the completed application forms, set out below is a list of the documents and drawings being provided as part of this application in order to address Conditions 3, 8, 17 and 20.

A BACS payment for the requisite application fee of £141 (including £25 administration fee) will be made to the planning portal from the contractor, Willmott Dixon.

Submitted Information

Condition 3 – Archaeology

- Consultation Letter from GMAAS (dated 28 October 2020)

Please note this condition was previously discharged in part under conditions application ref: CDN/20/0025. The above letter from GMAAS confirms the remaining elements of the condition have also now been satisfied therefore we are applying for the condition to be discharged in full.

Condition 8 – Ground Conditions (Part B – Verification)

- MMP Verification Report (LK Group, dated October 2020)

Part A of this condition was discharged previously under conditions application ref: CDN/20/0025 through the submission of a Ground Investigation Report and Remediation Strategy. The above

reference Verification Report addresses Part B of the condition, which we consider can now be discharged in full.

Condition 17 – Acoustics (Part A – Scheme for Acoustic Treatment)

- Acoustics Note on Compliance with NSE1 (Hoare Lea, dated 20 February 2020)

The above note is submitted to address Part A of the condition, which requires details of a scheme for acoustic treatment of the premises.

Condition 20 – Site Lighting Scheme

- External Lighting Calculations (Briggs and Forrester, dated 16 October 2020)
- External Lighting Plan (Briggs and Forrester, dated October 2020)

The above information is submitted to address Condition 20 in full, which requires the submission of a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn.

Summary

We trust the submitted information is sufficient to enable the formal discharge of the above-mentioned conditions, but should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely

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

Ed Harvey
Associate

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For and on behalf of Avison Young (UK) Limited