

Q+A Planning
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Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

04th August 2020

Dear Sir / Madam,

**RE: Discharge of Conditions 11, 14, 23 and 27 Pursuant to Application Ref:
121402/JO/2018 – Greater Manchester Police, Lawton Street, Manchester, M11 2NS**

On behalf of Greater Manchester Police (GMP) Q+A Planning Ltd. have pleasure in submitting an application to discharge conditions 11, 14, 23 and 27 pursuant to planning permission 121402/JO/2018.

The application relates to the recent approval of a new three storey mixed use office and storage building with associated car parking and landscaping.

Condition 11

'Prior to the first occupation of the development hereby approved details of a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.'

The following information is submitted in order to discharge this condition:

- Soft Landscaping Plan 1 of 2 (Drawing No. OCM-GDA-V1-ZZ-DR-A-05_20-3031 Rev C01);
- Soft Landscaping Plan 2 of 2 (Drawing No. OCM-GDA-V1-ZZ-DR-A-05_20-3032 Rev C01); and
- Approved Site Plan Illustrating Hard Landscaping and Boundary Treatment (Drawing No. OCM-GDA-VV-ZZ-DR-A-05_20-3002 Rev C05).

Condition 14

'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. Prior to the first occupation of the development, full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.'

The following information is submitted in order to discharge this condition:

- Proposed External Lighting Layout (Drawing No. OCM_ESD_XX_XX_DR_E_9000 Rev C3).

Condition 23

'Prior to the first use of the development, details of bird and bat boxes to be provided (including location and specification) shall be submitted for approval in writing by the City Council, as Local Planning Authority in that phase. The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.'

The following information is submitted in order to discharge this condition:

- BSG Ecology Bird and Bat Boxes (06 July 2020).

Condition 27

'Prior to the first use of the development hereby approved, details of electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall implemented as part of the development, and prior to first use, and thereafter retained and maintained as part of the development.'

The following information is submitted in order to discharge this condition:

- Proposed External Lighting Layout (Drawing No. OCM_ESD_XX_XX_DR_E_9000 Rev C3). Also illustrates details of electric vehicle charging points.

The application forms, certificates and relevant information has been submitted electronically via the Planning Portal (Ref: PP-08953405) and the requisite fee of £116.00 paid online at the point of submission. It is hoped that you have all the information necessary in order to determine this application, however, should you require anything further please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'T. Hallett'.

Tom Hallett
Associate

For and on behalf of
Q+A Planning Ltd