

3rd July 2020
CSAL-ZT-Condition Discharge-3-15-P1-23-P1-26_Letter

BY EMAIL

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

3rd July 2020

Circle Square – Blocks 5&6

Application for Discharge of Condition 3, 15-P1, 23-P1 & 26
(Blocks 5&6 planning permission ref: Original: 116450/FO/2017/C1, Amended: 126191/NMC/2020)

Dear Sir/Madam,

Please find enclosed an application for the discharge of conditions 3, 15-P1, 23-P1 & 26 as attached to planning permission ref: 116450/FO/2017/C1 granted 12th September 2017, also amended by 126191/NMC/2020 granted on 5th of March 2020.

The planning permission relates to the erection of a part-17 and part-38 storey building, comprising 417 residential apartments with communal ground and mezzanine storeys for amenity or commercial uses, on plots 5 and 6 of the Circle Square masterplan on Oxford Road in Manchester city centre.

Condition Discharge

The below identifies the relevant condition(s), response and documents submitted in support of the application for discharge.

Condition 3

Condition 3 states:

"The development hereby approved shall be carried out in accordance with the Crookes Walker Consulting Energy Strategy Statement dated 04-05-2017 and Sustainable Assessments Ltd Environmental Standards Statement dated 24-04-2017. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority."

Application Submission

To answer this condition the submission includes this covering letter and the following documentation:

- Condition 3 Energy Statement Compliance (5 & 6)

Condition 15-P1

Condition 15-P1 states:

"Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Application Submission

To answer this condition the submission includes this covering letter and the following documentation:

- CSAL, Planning Condition 15, Building 5 & 6, Mcr

Condition 23-P1

Condition 23-P1 states:

"Final details of the method of extraction of any fumes, vapours and odours from (a) the residential accommodation; and (b) the ground floor units shall be submitted to and approved in writing by the City Council as local planning authority prior to occupation of each use / ground floor A3 / A4 unit."

Whilst this condition covers (a) residential & (b) retail units we are only submitting information part (a). Until tenants are allocated to the retail units, we are unable to discharge part (b) and therefore request that this condition is partially discharged to enable the residential portion of the building to complete as agreed on the various conditions which only affect the retail units.

To answer this condition the submission includes this covering letter and the following documentation:

- CSAL 7 & 8 Extraction of Odours and Fumes
- Amenity Area Ventilation Drawings
- Apartment Layouts
- Corridor Ventilation
- Plantrooms
- Refuse Ventilation

Condition 26

Condition 26 states:

"Prior to implementation of any proposed lighting scheme the following details of any proposed lighting scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as the local planning authority."

Application Submission

To answer this condition the submission includes this covering letter and the following documentation:

- 1610 R002 - External Lighting Statement Rev 3

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of the conditions outlined above. If you have any queries regarding the submission, please do not hesitate to contact us on 0161 883 2544.

Yours sincerely,

David Bates
Architect
for Feilden Clegg Bradley Studios LLP