

Mr Rob Griffin
Planning Department
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Manchester
Eastgate
2 Castle Street
Castlefield
Manchester M3 4LZ

nexusplanning.co.uk

28th February 2020

Ref: PP-08534615

Dear Rob,

**Discharge of Conditions 5b, 6, 10, 23, 29 and 36 pursuant to planning permission 110184/FO/2015/S1
Owens Park, Fallowfield Campus, Wilmslow Road, Manchester, M14
On behalf of University of Manchester**

On behalf of our client, University of Manchester, we have today submitted an application to discharge conditions 5b, 6, 10, 23, 29 and 36 attached to permission 110184/FO/2015/S1 at the above site. The application to discharge these conditions has been submitted via the Planning Portal (Ref: PP- PP-08534615)

Permission 110184/FO/2015/S1 was issued on 11th December 2015 and granted permission for:

"Full planning application for development comprising the erection of buildings between two and six storeys in height to form: student accommodation (2313 bedrooms), wardens accommodation, kitchen and maintenance facility, student facilities, energy centres and associated parking, landscaping, boundary treatments and other infrastructure works following demolition of The Limes and Oak House Halls of residence and associated buildings; and, Outline application with all matters reserved for development comprising the provision of student accommodation (896 bedrooms), retail floorspace (for A1,A2,A3 use class to a maximum of 1400m2 Gross Internal Area), Doctors Surgery (maximum floorspace 200m2 Gross Internal Area), and student facilities, in buildings to a maximum height of 15.1 metres following the demolition of Owens Park Halls of residence and associated buildings"

The discharge of the following conditions is sought through this application:

Condition	Information submitted
5b	Verification Report prepared by Idom (ref: VR-21280-19-342). The report presents that the remedial objective was achieved, including: • <i>Photographic evidence of the picking and sorting activities;</i> • <i>Photographs of stockpiles and materials being removed from site;</i>

London

Birmingham

Manchester

Thames Valley

	• <i>Detailed records of the origins and destination of the treated soils;</i> • <i>Waste transfer records for the disposal of the material.</i> The report also confirms that gas protection has been validated by an independent third party, that a clean cover system has been implemented to remove any contamination Pathway and that clean backfill has been used within the drainage systems.
6	Secured by Design certification (dated 13.02.2020)
10	Drainage Maintenance Strategy Report (The Alan Johnson Partnership LLP, ref: FLF-AJP-XX-00-RP-3020) and verification surveys and reports are submitted to discharge this condition.
23	Calculation sheets provided by HE Simm demonstrating compliance for all blocks (Marsham, Honey, Tawny, Heath, Mason, Bumble, Carder and Bilberry) with Building Regulations 2013 Part L2A and the Energy Performance of Buildings (England and Wales) Regulations 2018.
29	The following information is submitted to discharge this condition: • Noise Impact Assessment (Dragonfly Consulting, ref: DC2267-R2); • Manchester City Council Planning & Noise Technical Guidance, December 2015; • Assessment of Compliance with Condition 29 of Permission 110184/FO/2015/S1 (Dragonfly Consulting, dated 12 December 2019).
36	The following information is submitted to discharge this condition: • 15m Flagged Amaru Mid Hinged Column (Philips, ref: CC6081); • Application form relating to new external sports pitches; • Artificial Grass Pitch Plan (ref: SSL1899 02 Rev 02); • Artificial Grass Pitches Site Location Plan (ref: SS1899 01 Rev 02); • Artificial Grass Pitches Site Location Plan (ref: SS1899 01 Rev 01); • Artificial Turf Pitch (Ref: SSL1899, dated 09-07-2015); • Compact quartz metal halide lamps with double pinch specification (ref: MASTER MHN-FC 2000W/740 400V XW UNP); • Decision notice for application 109519/FO/2015/N2; • Design and Access Statement (SSL, ref: SSL1899 Rev B); • Flood Risk Assessment submitted in relation to application for new external sports pitches (ref: SSL1899); • Guidance notes for the reduction of obtrusive light (ILP) • OptiVision – breakthrough downlight specifications (Philips); • OptiVision – Precise Engineering; • Photographs of the Site (SSL); • Proposed Car Park Layout (ref: SIS-MUK1586 13); • Proposed Football Pitch – Acoustic Fence Detail (ref: SIS-MUK1586 12 Rev A); • Proposed Football Pitch Layout – Inlaid and Painted Lines (ref: SIS-MUK1586 07 Rev G). • Proposed Football Pitch Layout – Inlaid Lines Only (ref: SIS-MUK1586 08 Rev G); and, • Proposed Rugby Pitch Layout – Inlaid and Painted Lines (ref: SIS-MUK1586 09 Rev H); • Proposed Rugby Pitch Layout – Inlaid Lines Only (ref: SIS-MUK1586 10 Rev H); • Proposed Site Layout for sports pitches (ref: SIS-MUK1586 11 Rev G); • Transport Impact technical note prepared by SKTP (ref: SK21502);

Due to file size a CD copy of the application documents has been sent via post and includes all documents which are listed above.

I trust the enclosed information will be sufficient to discharge these conditions. Should you have any queries or require any further information please do not hesitate to contact me.

Yours sincerely,



Heather Lindley-Clapp
Associate Director