

13 December 2019

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Planning Department
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Dear Angela,

Manchester New Square (Land at Princess Street and Whitworth Street, Manchester)
Condition Discharge Application: Planning Permission 114585/FO/2016
Planning Portal Ref PP-08227893

Please find enclosed an application to discharge conditions 11, 15a, 16a, 17, 21, 23, 28, 32b, 32c, 33 and 36 attached to Planning Permission 114585/FO/2016, which was granted on 9 March 2017. The applicant is Urban & Civic (Princess Street) Limited.

The description of development for planning permission 114585/FO/2016 is as follows:

'Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.'

Planning Permission 114585/FO/2016 was subject to a Non-Material Amendment (ref: 124277/NMC/2019, approved on 14 August 2019) to allow for sectional occupation of each building of the development prior to completion of the whole development as well as some small changes to the elevation of parts of the building. The updated condition wordings are detailed in the table below, alongside the information submitted:

Condition	Full or Partial Discharge	Details
11. Prior to first occupation of the development and details of how 24 hour management of the site in particular in relation to servicing and refuse, storage, movement and disposal will operate including in relation to occupants of Regency House and noise management shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity.	Full	Full Residential Management Plan, prepared by Zenith Property Management
15. Before first occupation of any part of the development final details of the method of extraction of any fumes, vapours and odours from (a) the residential accommodation and	Partial (15a)	Ventilation / Extract Statement, prepared by Ramboll.

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Condition	Full or Partial Discharge	Details
(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. The details of the approved scheme for each phase (as set out in condition 2 g above) (shall be implemented prior to occupancy of that phase and shall remain in situ whilst the use or development is in operation.		
16. Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with: (a) the residential development; and (b) any of the commercial uses; 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. The approved scheme for each phase (as set out in condition 2 (g) above) shall be implemented prior to occupancy of that phase and shall remain operational thereafter.	Partial (16a)	No external plant is proposed for the residential development. Details for any proposed commercial unit plant is unknown at this stage, however should plant be proposed at a later date, details will be submitted ahead of occupation of the unit.
17. Before the development commences an acoustic attenuation scheme including particulars of the acoustic glazing and acoustically treated ventilation to be installed as part of (a) the residential development and (b) the ground floor uses within these blocks; shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full for each phase (as set out in condition 2 (g) above) before use of the residential premises within that phase first commences. A post completion validation report shall be submitted to the council to confirm the acoustic attenuation scheme meets the recommendations set out within the Acoustic Report by Sandy Brown (dated 31 August 2017).	Full	Manchester New Square Final Acoustic Planning Report, prepared by Mach Group
21. Before the first phase (as set out in condition 2 (g) above) of the development hereby approved is first occupied a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes: i. the measures proposed to be taken to reduce dependency on the private car by those living in the development ii. a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time iii. mechanisms for the implementation of the measures to reduce dependency on the private car iv. measures for the delivery of specified travel plan services v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car	Full	- Full Travel Plan, prepared by Curtins. - Full Residential Management Plan, prepared by Zenith Property Management

Condition	Full or Partial Discharge	Details
Within six months of the first use occupation of the final phase of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.		
23. No development hereby approved 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; 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.	-	There are no sustainable drainage systems proposed. This condition is not relevant and does not require further action.
28. No part of the development shall be occupied unless and until details of a parking management strategy for residents who do not have a parking space within the development has been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall thereafter be fully implemented in accordance with these details.	Full	Full Residential Management Plan, prepared by Zenith Property Management
32b. A Servicing Management Strategy / Schedule to ensure the two loading laybys can accommodate all service vehicles associated with the site.	Full	Full Residential Management Plan, prepared by Zenith Property Management
32c. Details of electric charging points The development shall thereafter be fully implemented in accordance with these details.	Full	The proposed electric vehicle charging points are: - W7 - Wall Mounted Dual Socketed 7kW Charge Point - Type 2 Sockets - RFID Card Operated - 7kW Power Capacity (32A Per Socket) - Single Phase Supply - Communications Package via GPRS or Ethernet Connection Further details on the specification and their installation are detailed in the following documentation:

Condition	Full or Partial Discharge	Details
		- BP Charge Master – Charge Point Installation Guide - BP Charge Master – Fast Charge Wall Mounted Electric Vehicle Charging Points. - Imtech Plan ref: K16043-6000-ZZ-B1-DR-E62-004 Rev C2 which sets out the location of the EVCP spaces and the infrastructure required.
33. No phase of the development shall be occupied until space and facilities for bicycle parking for that phase (as set out in condition 2 (g) above) have been provided in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking. The development shall thereafter be fully implemented in accordance with these details.	Full	Cycle parking details for basement levels 1-4, prepared by Bellsure Streetsure;
36. Notwithstanding the Residential Management Plan dated October 2015 prior to the first use of the development hereby approved, a detailed management plan including: - Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal) and noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority. - Full details of a maintenance strategy for the areas of public realm adjacent to the site including surfaces, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved management plan shall be implemented from the first occupation of each phase (as set out in condition 2 (g) above) of the residential element and be retained in place for as long as the development remains in use.	Full	Full Residential Management Plan, prepared by Zenith Property Management

Enclosed Documents

The application comprises of the following documents:

- Completed Application Form;
- Full Travel Plan, prepared by Curtins;
- Full Residential Management Plan, prepared by Zenith Property Management;

- Ventilation / Extraction Statement, prepared by Ramboll;
- Acoustic Report, prepared by Mach Group;
- Cycle parking details for basement levels 1-4, prepared by Bellsure Streetsure;
- Electric Vehicle Charging details (BP Charge Master):
 - BP Charge Master – Charge Point Installation Guide
 - BP Charge Master – Fast Charge Wall Mounted Electric Vehicle Charging Points.
 - Imtech Plan ref: K16043-6000-ZZ-B1-DR-E62-004 Rev C2 which sets out the location of the EVCP spaces and the infrastructure required, and,
- Application Fee of £116.

We look forward to receiving written confirmation that the application has been registered. Please contact my colleague Hannah Shine (0161 455 8014 / hshine@deloitte.co.uk) if you have any queries or require any additional information regarding this matter.

Yours sincerely,



John Cooper
Deloitte LLP