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V/1863/Planning/190514/Condition_Discharge

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Manchester City Council
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Circle Square Plot 9.
Application for approval of details reserved by condition following grant of Planning Permission

F.A.O Angela Leckie

Dear Madam/Sirs,

Circle Square Plot 9 – Application for approval of conditions 20, 30-c, 32 and 37. (Planning Permission Ref:114863/FO/2016)

Please find enclosed an application for the discharge of the above listed conditions attached to Planning Permission Ref: 114863/FO/2016. The applicant is Vita Satellite 2.

The Planning Permission relates to the erection of an 18 storey serviced apartment building comprising of 384 units with ancillary retail and a residents hub on Plot 9 of the Circle Square Masterplan, Oxford Road in Manchester city centre.

The rest of this letter outlines the additional information provided for the individual condition discharge.

Condition 20

Condition 20 states:

"Before 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 residents and those [attending or] employed 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

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Within six months of the first use 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."

In relation to the above condition I attach The Framework Travel Plan, compiled by Curtins Consulting Engineers, for the specific discharge of this condition.

Condition 30-c

Condition 30 states:

"Before the development commences (excluding the junction improvements studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:
a) Identify, before the development commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.
b) Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission, and shall include an assessment of the survey results obtained.
(c) Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier."

This application relates to part C of the above stated condition. Parts A and B were discharged as part of application CND/17/0809

I attach a television signal survey, prepared by Data Flow Network Installations. It is in accordance with the parameters set out in the Pager Power report that was part of the discharge application of parts A and B.

Condition 32

Condition 32 states:

" In the event that the developments within Phase 1B (application ref no's 111025, 111026, 111027 and 111028 have not commenced on site prior to occupation of the development approved by this application details of any temporary access requirements and the temporary treatment to plots 2,3,4, 5, 6, 7,8 and 14 including a delivery timetable shall be 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."

It is evident that upon visit to the Circle Square Site that the remaining developments within Phase 1B have already commenced on site.

Condition 37

Condition 37 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 local planning authority."

I attach 2 documents with regard to the discharge of this condition:
The first is a master plan wide lighting scheme, developed by Hoare Lea, which will be implemented upon completion of the wider circle square masterplan. It defines the baseline external lighting scheme and includes Lux levels adjacent to Plot 9.

The second is a report showing the implication the building mounted external lighting has. There is a small amount of external lighting above the main entrance only.

Summary of Attached Documents

The following outline the attached information and the condition that it relates too:

Information Refernece	**Relevant condition**
062617-CUR-00-XX-RP-TP-001-V01_TravelPlan	20
Television Reception Baseline Survey (002)	30c
1602419-HL-XX-LS-DR-Y-630-0006-P5	37
Circle Square Building 9 Canopy Lighting 11.04.2019	37

The Submission

The application comprises of this covering letter and the following documentation:

- Completed application forms
- Information listed above
- Decision notice for planning permission 114863/FO/2016 outlining specific conditions

Yours faithfully,

Harry Hewlett

Architectural Assistant

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