29 November 2018
Delivered by email and post

Ref: KANM3001

Jennifer Atkinson
Manchester City Council
P O Box 532
Town Hall, Albert Square
Manchester
M60 2LA

Dear Ms Atkinson

ANGEL COURT, MANCHESTER (PLANNING APPLICATION REFERENCE: 117749/JO/2017)

APPLICATION TO DISCHARGE PLANNING CONDITIONS 8, 12, 13 AND 17

On behalf of our client, Progressive Living Developments, I am pleased to confirm an application to discharge the details associated with conditions 8, 12, 13 and 17 attached to the above planning permission has been submitted to the planning portal.

The application comprises the following documents:

- This Covering Letter;
- Completed application forms;
- Materials Schedule V4, prepared by CG Architects
- Noise Impact Assessment Report (Ref. 24903/NIA1), prepared by Hann Tucker Associates
- Acoustic Design Report (Ref. 21196/ADR1), prepared by Hann Tucker Associates
- Ground Floor Lighting and Emergency Lighting Layout (Ref. 18009(63)101 Rev C3), prepared by Bladen Electrical Ltd

Background

Full planning permission for the demolition of existing buildings on site and the erection of a 9 storey building to form 64 residential apartments with a ground floor commercial unit was granted on 5th August 2016 (11035/FO/2015/N1).

A subsequent S73 application (117749/JO/2017) was approved by Manchester City Council in October 2017. The application sought permission to vary conditions 19 (servicing hours) and condition 20 (commercial use opening hours) attached to planning permission 110351/FO/2015/N1. Pursuant to this application a series of planning conditions were attached to this consent and this application seeks to provide the relevant information to address the requirements of conditions 8, 12, 13 and 17.

Condition 8 states:

1 New York Street
Manchester
M1 4HD

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"Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 1 New York Street, Manchester M1 4HD."

'Prior to any above ground works, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority, samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in and a strategy for quality control management shall be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The approved materials shall then be implemented as part of the development.'

Pursuant to application **CDN/18/0091**, condition 8 was partially discharged by MCC on 1 March 2018. This application now seeks formal confirmation that the remaining materials as detailed below are considered to be acceptable and the condition can be fully discharged following agreement on site on 24 July 2018.

- Glass balustrade with brushed aluminium handrail
- Framed commercial glazing system power coated RAL 7024
- Spandrel glazed unite

Condition 12 states:

'Notwithstanding the noise and vibration impact assessment (21196/NVIAI Rev A) prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority, on the 21 October 2015, prior to the first occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall thereafter be retained and maintained in situ for as long as the development remains in use.'

In order to satisfy Condition 12, Hann Tucker Associates have prepared a Noise Impact Assessment Report in order to assess the noise transfer via the slab and environmental noise emissions from the store to the flats above. The report indicates there should be no need for further mitigation measures with regard to noise transfer to residential units above and noise associated with vehicle delivery movements.

Condition 13 states:

'Notwithstanding the noise and vibration impact assessment (21196/NVIAI Rev A) prepared by Hann Tucker Associates stamped as received by the City Council, as Local Planning Authority, on the 21 October 2015, prior to the first occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall thereafter be retained and maintained in situ for as long as the development remains in use.'

Hann Tucker Associates prepared an Acoustic Design Report which is submitted in order to satisfy the condition. The report sets out the acoustic requirements and design for development. All information relating to the acoustic design is detailed within.

Condition 17 states:

'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 110351/FO/2015/N1 Page 8 of 15 dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. 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.'

As detailed in the condition a Ground Floor Lighting and Emergency Lighting Layout (Ref. 18009(63)101 Rev C3), prepared by Bladen Electrical Ltd has been prepared by Bladen Electrical Ltd.

In addition to the above and pursuant to condition 10, Progressive Living wish to agree to a **3-month timescale** for the submission of a post-construction review/certificate which confirms that development has been carried out in accordance with the Energy Statement prepared by Viridian (V/1454/0.33/P1) as previously approved by Manchester City Council. For the avoidance of doubt, Condition 10 states:

> *The development hereby approved shall be carried out in accordance with the Energy Statement prepared by Viridian (V/1454/0.33/P1) stamped as received by the City Council, as Local Planning Authority, on the 21 October 2015. A post-construction review certificate/statement shall be submitted for approval,* ***within a timescale that has been previously agreed in writing****, to the City Council as Local Planning Authority.*

I trust that the above information is acceptable, should you require any additional information please do not hesitate to contact me.

Yours sincerely



Adam Buxton
Assistant Planner

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