



Paul Butler Associates
Planning, Development & Heritage Consultants

24 June 2025

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

Ljr/201451.CD/tf03

FAO Jennifer Atkinson

Dear Mrs Roscoe,

Land bounded by Polygon Street, Stockport Road and Brunswick Street, Ardwick, Manchester M12 6AN

Application 104931/FO/2014/N2: Erection of 6 storey building to form 4 commercial units on the ground floor (Class A1/A2/B1a) and 39 apartments (Class C3) on upper floors with associated car parking and amenity space

Application 128340/FO/2020: Creation of 6 apartments (Use Class C3a) at first floor, provision of extended cycle store, provision of a flexible use ancillary residents' amenity space and facilities or commercial units (Use Class E - shop, financial and professional services or office), and associated elevational alterations.

Application 132590/FO/2021: Reconfiguration of ground floor to form residential amenity space and communal areas, creation of commercial unit (use class E) or additional residents communal area following removal of car parking with associated elevational alterations.

On behalf of our client GGC Polygon Manchester Ltd, we are pleased to submit 3 x applications for the 'Approval of Details Reserved by Condition'. We are seeking to discharge conditions 3, 4, 6, 8, 13, 15, 16, 18 and 19 attached to application 104931/FO/2014/N2 which was approved on 19 May 2014; conditions 3, 4, 11, 14 and 15 attached to application 128340/FO/2020 which was approved on 18 December 2020; and, conditions 6, 9, 10, 14, 15 and 16 attached to application 132590/FO/2021 which was approved on 9 February 2022.

The conditions for which approval is sought under the various applications, and the information that is submitted, is set out below:

Application 104931/FO/2014/N2: Erection of 6 storey building to form 4 commercial units on the ground floor (Class A1/A2/B1a) and 39 apartments (Class C3) on upper floors with associated car parking and amenity space

Condition 3: Samples and Specifications of all Materials states;

No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development (including

rainwater goods, windows and doors) have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.

Response: Prior to development starting on site and during the scheme's construction, there have been various discussions and agreement with MCC officers on the materials to be used on the external elevations of the development. The attached document prepared by Auderebw Architects (together with elevation drawings 0200, 0201 and 0202) identifies the key materials used in the external elevations, includes pictures of the samples panels presented to MCC officers, and sets out the consultation that has taken place in agreeing the materials. Furthermore, some of the materials (i.e. the alloy and darker Cembrit panel) were agreed under Non Material Amendment application 138498/NMC/2023.

Condition 4: Hard and soft Landscaping Treatment Scheme states:

Notwithstanding drawing A181_P_010 stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014, no development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Response: Drawing A181_P_010 referred to in the condition related to the proposed external works plan associated with the original planning approval for the site. However, this plan was superseded by landscaping works approved under subsequent permissions. The landscaping works that are to be implemented are identified in drawing 0106 'Landscaping – s278 Works' (together with other submitted drawings) which have been approved under the s278 process.

Condition 6: BREEAM Post Construction Review Certificate states:

The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least Very Good. A post construction review certificate shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as local planning authority.

Response: Unfortunately, it is not possible to provide a post construction review certificate on this project. The reason being that the original contractor went into administration part way through the build, whilst another contractor walked away from the project. As a result, it has not been possible to review the process and the results during the construction period, to determine whether BREEAM Very Good has been achieved.

Condition 8: Secured by Design Accreditation states:

The development shall be carried out in accordance with the Crime Impact Statement (Version A 11 December 2013) prepared by Design for Security stamped as received by the City Council, as

Local Planning Authority, on the 18 February 2014. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of secured by design accreditation for the development.

Response: There have been ongoing discussions between the project manager and Patrick Babb (Design for security consultant) at Greater Manchester police to determine whether the scheme has achieved secured by design accreditation. A site meeting has taken place and various certificates have been issued to GMP. Please find attached a letter from GMP (Ref: 2006/1155/CIS/02, dated 23rd June 2025) confirming that they would be supportive of the condition relating to Secured by Design being discharged.

Condition 13: Scheme for Acoustic Insulation of Plant, Equipment and Servicing states:

Notwithstanding the environmental noise assessment prepared by BDP (ref. P2006075/(REP)U001 Rev A) stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014, prior to the first occupation of the development, a scheme for the acoustic insulation of any plant (including any externally mounted), equipment and servicing (including the combined heat and power plant) shall be submitted for approval in writing by the City Council, as Local Planning Authority. Such a scheme shall include details showing that the noise level shall be 5dB below existing background (LA90) in each octave band at the nearest noise sensitive location. The approved scheme shall then be implemented prior to the first use of the building and thereafter retained and maintained in situ.

Response: This condition is not relevant as there is no external plant associated with the development. As a result, there is not a requirement for an acoustic insulation scheme and the condition can therefore be discharged.

Condition 15: Details of Hard and Soft Landscaping to Footways states:

Notwithstanding drawing A181_P_010 stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014, prior to the commencement of the development details of the hard and soft landscaping to the footways along Stockport Road, Brunswick Street and Polygon Street shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first use of the development and thereafter retain and maintained.

Response: Drawing A181_P_010 referred to in the condition related to the proposed external works plan associated with the original planning approval for the site. However, this was superseded by landscaping works approved under subsequent permissions. The details of hard and soft landscaping to the footways surrounding the site are identified in drawings 0001 'Site Plan – s278 Works', 0100 'General Arrangement – s278 Works' and 0106 'Landscaping – s278 Works' which have been approved under the s278 process.

Condition 16: Details of the Formation of Lay-bys states:

No development shall take place until details of the formation lay-bys adjacent to the Polygon Street boundary to the site, associated highways works and the provision of pedestrian visibility splays at the proposed vehicular exit points to the residential car parking areas, have been submitted to and approved in writing by the City Council as local planning authority. The

development shall not be occupied until the works have been constructed in accordance with the approved details.

Response: Details of the lay-bys adjacent to Polygon Street are provided on the drawings approved under the s278 process. These drawings include the following:

- Drawing 0001 Site Plan – s278 Works
- Drawing 0100 General Arrangement – s278 Works
- Drawing 0101 Kerbing Arrangement – s278 Works
- Drawing 0102 Paving Arrangement – s278 Works
- Drawing 0103 Signage and Road Markings – s278 Works
- Drawing 0104 Construction Details – s278 Works
- Drawing 0105 Street Lighting Layout – s278 Works
- Drawing 0106 Landscaping – s278 Works
- Drawing 0107 Street Furniture – s278 Works
- Drawing 0108 Contour Plan – s278 Works
- Drawing 2875-01-ATR04 Swept Path Analysis – On-Street Disabled and Parking Bays

To note that the scheme no longer includes any on site car parking provision (following the approval of application 132590/FO/2021), therefore the provision of pedestrian visibility splays at vehicular access points is no longer relevant.

Condition 18: Travel Plan 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 those living, visiting and working at the development*
- ii) a commitment to surveying the travel patterns of occupants and their visitors 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*

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.

Response: An Initial Full Travel Plan (Ref: 2875-01-TP-01, July 2023) has been prepared by Axis to enable the discharge of part of this condition. A revised Travel Plan will be submitted to the Council within 6 months of the first use of the development.

Condition 19: Details of Roller Shutters or Security Grills states:

Prior to the commencement of the development, details of any roller shutters or security grilles to be installed within the development, shall be submitted to and agreed in writing by the City Council as Local Planning Authority before these are in place. Roller shutters and grilles shall be of an open grille construction, with the housing for the mechanism recessed behind the plane of the wall where the mechanism is to be located and shall be colour-coated.

Upon the occupation of the commercial units, any roller shutters on the frontage of the commercial units shall be open/raised on days that the businesses are open.

Response: This condition is not relevant as there are no roller shutters or security grills to be installed within the development. As a result, there is not a requirement to submit details of roller shutters / security grills and the condition can therefore be discharged.

Application 128340/FO/2020: Creation of 6 apartments (Use Class C3a) at first floor, provision of extended cycle store, provision of a flexible use ancillary residents' amenity space and facilities or commercial units (Use Class E - shop, financial and professional services or office), and associated elevational alterations.

Condition 3: Samples and Specifications of Materials states:

Within two months of the date of this planning permission samples and specifications of all materials to be used on all external elevations of the development (including rainwater goods, windows and doors) shall be submitted for approval in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials.

Response: Prior to development starting on site and during the scheme's construction, there have been various discussions and agreement with MCC officers on the materials to be used on the external elevations of the development. The attached document prepared by Auderebw Architects (together with elevation drawings 0200, 0201 and 0202) identifies the key materials used in the external elevations, includes pictures of the samples panels presented to MCC officers, and sets out the consultation that has taken place in agreeing the materials. Furthermore, some of the materials (i.e. the alloy and darker Cembrit panel) were agreed under Non Material Amendment application 138498/NMC/2023.

Condition 4: Environmental Standards Statement Post Construction Review Certificate states:

The development hereby approved shall be carried out in accordance with the Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 19 October 2020. 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.

Response: Unfortunately, it is not possible to provide a post construction review certificate / statement on this project. The reason being that the original contractor went into administration part way through the build, whilst another contractor walked away from the project. As a result, it has not been possible to review the process and the results during the construction period, to determine whether the approved Environmental Standards Statement has been complied with.

Condition 11: Externally Mounted ancillary Plant, Equipment and Servicing states;

Notwithstanding the environmental noise assessment stamped as received by the City Council, as Local Planning Authority, on the 9 October 2020, (a) Prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Response: This condition is not relevant as there is no external plant associated with the development. As a result, there is not a requirement for an acoustic insulation scheme and the condition can therefore be discharged.

Condition 14: Travel Plan 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 those living, visiting and working at the development*
- ii) a commitment to surveying the travel patterns of occupants and their visitors 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*

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.

Response: An Initial Full Travel Plan (Ref: 2875-01-TP-01, July 2023) has been prepared by Axis to enable the discharge of part of this condition. A revised Travel Plan will be submitted to the Council within 6 months of the first use of the development.

Condition 15: Roller Shutters states:

Prior to the first use of the commercial unit, as indicated on drawing PL 0100 stamped as received by the City Council, as Local Planning Authority, on 19 October 2020, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

Response: This condition is not relevant as there are no roller shutters to be installed within the development. As a result, there is not a requirement to submit details of roller shutters and the condition can therefore be discharged.

Application 132590/FO/2021: Reconfiguration of ground floor to form residential amenity space and communal areas, creation of commercial unit (use class E) or additional residents communal area following removal of car parking with associated elevational alterations.

Condition 6: Externally Mounted Ancillary Plant, Equipment and servicing states:

(a) Prior to the first occupation of the ground floor commercial space, gym and residents lounge as indicated on drawing 2066-ABWA-Z1-01-DR-A-(20)-0100 stamped as received by the City Council, as Local Planning Authority, on 23 December 2021, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 dB (L_{aeq}) below the typical background (LA₉₀) level at the nearest noise sensitive location.

(b) Prior to the first occupation of the ground floor commercial space, gym and residents lounge, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Response: This condition is not relevant as there is no external plant associated with the development. As a result, there is not a requirement for an acoustic insulation scheme and the condition can therefore be discharged.

Condition 9: Travel Plan 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 those living, visiting and working at the development*
- ii) a commitment to surveying the travel patterns of occupants and their visitors 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*

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.

Response: An Initial Full Travel Plan (Ref: 2875-01-TP-01, July 2023) has been prepared by Axis to enable the discharge of part of this condition. A revised Travel Plan will be submitted to the Council within 6 months of the first use of the development.

Condition 10: Roller Shutters states:

Prior to the first use of the commercial unit, as indicated on drawing 2066-ABWAZ1-01-DR-A-(20)-0100 stamped as received by the City Council, as Local Planning Authority, on 23 December 2021, details of any roller shutters to the ground floor uses shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

Response: This condition is not relevant as there are no roller shutters to be installed within the development. As a result, there is not a requirement to submit details of roller shutters and the condition can therefore be discharged.

Condition 14: Extraction of Fumes, Vapours and Odours states:

Prior to the first use of the residents lounge, co working spaces and gymnasium as indicated on drawing 2066-ABWA-Z1-01-DR-A-(20)-0100 stamped as received by the City Council, as Local Planning Authority, on 23 December 2021, details of a scheme to extract fumes, vapours and odours from these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority (unless no kitchen extraction or cooking facilities are required). The approved scheme shall then be implemented prior to the first occupation of each of these spaces and thereafter retained and maintained in situ.

Response: Please find attached drawing 3435-CWC-XX-00-DR-M-5701 P01 'Ground Floor Base Build Ventilation Services Layout' prepared by Crookes Walker Consulting which provides details of the extraction scheme for the development.

Condition 15: Waste Management Strategy for Commercial units, residents lounge, Co Working Spaces and Gymnasium states:

Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium as indicated on drawing 2066-ABWA-Z1-01-DR-A-(20)-0100 stamped as received by the City Council, as Local Planning Authority, on 23 December 2021, details of the location and a waste management strategy for these spaces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented for as long as the development is in use.

Response: Please find attached drawing 0150 'Waste Management Strategy' prepared by Auderebw Architects. The residents lounge, coworking spaces and gym are all to be used by residents of the building, which has been taken into consideration for the bin store provision shown on the attached plan. With regards to the commercial unit, further details of the waste management strategy will be provided once there is an end operator, therefore we are seeking part discharge of this condition in so far as it relates to the residential aspect of the scheme.

Condition 16: Scheme of Highway Works and footpaths Reinstatement/Public Realm states:

Prior to the first use of the commercial units, residents lounge, co working spaces and gymnasium as indicated on drawing 2066-ABWA-Z1-01-DR-A-(20)-0100 stamped as received by the City Council, as Local Planning Authority, on 23 December 2021, a scheme of highway works and footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority

This shall include the following:

- Creation of two disabled bay and loading bay to Polygon Street;*
- Alteration, reinstatement and resurfacing of footways to Polygon Street, Stockport Road and Brunswick street;*
- Installation dropped kerbs to Polygon Street/Stockport Road;*
- Installation of railings at the crossing at Polygon Street/Stockport Road and at the crossing at Polygon Street and Brunswick Street;*
- Creation of new crossing points to Polygon Street and Stockport Road including dropped kerbs and tactile paving;*
- Installation of bollards along Polygon Street;*
- Installation of Street trees, within tree pits, to Polygon Street; and*
- Installation of double yellow lines to Polygon Street including associated Traffic Regulation Order (TROs).*

The approved scheme shall be implemented and be in place prior to the first occupation of the commercial units, residents lounge, co working spaces and gymnasium hereby approved.

Response: Details of highway works and footpaths reinstatement/public realm are provided on the drawings approved under the s278 process. These drawings include the following:

- Drawing 0001 Site Plan – s278 Works
- Drawing 0100 General Arrangement – s278 Works
- Drawing 0101 Kerbing Arrangement – s278 Works
- Drawing 0102 Paving Arrangement – s278 Works
- Drawing 0103 Signage and Road Markings – s278 Works
- Drawing 0104 Construction Details – s278 Works
- Drawing 0105 Street Lighting Layout – s278 Works
- Drawing 0106 Landscaping – s278 Works
- Drawing 0107 Street Furniture – s278 Works
- Drawing 0108 Contour Plan – s278 Works

The condition discharge applications fees will be paid electronically following the submission of the applications.

If you require any further information in order to determine the applications, please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director