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11/09/2025

Planning,
Manchester City
Council, PO Box 532,
Town Hall, Manchester
M60 2LA

Reference Number:
139605/FO/2024

Proposal:
Erection of two single storey
buildings together with demoli-
tion of existing building

Site address:
New Islington Marina, Old Mill
Street, Manchester, M4 6EA

I refer to the above and your decision notice dated 23/07/2024 regarding the notice of approval with conditions. The existing ancillary building has recently been destroyed/decimated by a fire and therefore there is now an urgent need to get these conditions discharged and a new building built.

Please find our responses below in **bold**:

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Note only - No condition to Discharge

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

LOCATION PLAN, (Received 22/03/2024)

SITE PLAN, EXISTING AND PROPOSED (Received 15/08/2024)

PROPOSED GROUND FLOOR PLAN, Ref: 008 A (Received 22/03/2024)

PROPOSED GROUND FLOOR PLAN, Ref: 003 (Received 22/03/2024)

PROPOSED ELEVATIONS, Ref: 005 (Received 01/08/2024)

PROPOSED ELEVATIONS, Ref: 009 A (Received 01/08/2024)

ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT (Received 23/07/2024)

MATERIAL BOARDS, Ref: August 2024 (Received 01/08/2024)

Note only - No condition to Discharge

3) The two single storey buildings hereby approved shall be used solely for the purpose of storage, W/C and shower facilities, and an office room as shown on the approved drawings and for no other purpose.

Note only - No condition to Discharge

4) Notwithstanding the details as set out in condition 2 above before any of the following works commence final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A. Section drawing of new windows

B. Section drawing to show fixtures of windows and doors

C. Physical samples of all materials to be used on all external elevations of the development. The development shall be fully implemented in accordance with the approved details, which will be maintained in situ thereafter.

For points A and B above, please see attached Window and Door details drawing ref 1053_105. The references of each door and window are also shown on elevation drawing ref 1053_121.

For point C we have produced the Materials board which includes the exact material and manufacturer. If you really need physical samples, can you confirm which ones you require to be posted to the councils office?

5) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

These have been noted on the proposed block plan, drawing ref 1053_002. They include the following products:

- Wildcare Large Multi-Chamber Bat Box installed upon new building face, Situated on a south or west facing aspect, at least 6ft from ground level and away from human/lighting disturbance.

- Schwegler 17 Swift nest Box installed on a north or east facing aspect of new buildings, at least 6ft from ground level, and away from human/lighting disturbance.

6) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Arboricultural Survey received by the City Council, as Local Planning Authority, on the 23 July 2024; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Note only - No condition to Discharge - Contractor to erect Tree protection to be erected on site

7) The proposed new 3no. trees as shown on plan ref: PROPOSED SITE PLAN, received 15/08/2024 by the City Council as local planning authority, shall be implemented prior to the first use of the development hereby approved.

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.

Note only - No condition to Discharge - Contractor to plant 3no. Trees as proposed block plan ref 1053_002.

8) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Note only - No condition to Discharge

9) Prior to the commencement of development, a demolition/construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

- o Measures to control noise and vibration;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Details of an emergency contact telephone number;
- o A community consultation plan; and
- o Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Please refer to Construction Management Plan included in the submission.

10) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of Manchester City Council Your ref 139605/FO/2024 By email Our ref DC/24/1826 Date 06-AUG-24 an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

There is an existing ancillary building on the site which has recently been destroyed by a fire and will be demolished, it has a slightly bigger footprint and roof footprint then the proposed new one. The existing building was built on as raised platform over a low lying reed bed with the green/brown roof discharging directly into the reed bed/ wet land area. The existing arrangement is all foul water discharges into an existing foul drainage system. Shower and toilet numbers have not changed, therefore there will be no change to foul drainage. Therefore drainage will remain as existing.

For the new storage building, there is no new foul water connection required. The only drainage will be surface water, again the plan is to divert this from the Green/brown roof into the existing reed bed. The existing reed bed is shown on the block plan ref 1053_002.

11) Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- (i) Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- (ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

As point 10 above.

12) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Note only - No condition to Discharge

13) a) Prior to the commencement of the development a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The details of the approved scheme shall be implemented prior to the use commencing and shall remain in situ whilst the use or development is in operation.

There is an existing ancillary building on the site which will be demolished, it has a slightly bigger footprint and roof footprint than the proposed new one. Therefore waste production will not increase. Therefore the existing large bin store on the site will be retained and used for the new building. The new storage building will not generate waste and is purely a store. The existing waste storage area is shown on the block plan ref 1053_002, near to the storage building, we have labelled it for clarity.

I trust this clarifies the outstanding conditions.

We look forward to hearing from you.

