AshtonHale

Sue Wills
Planning
Manchester City Council
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Submitted via Planning Portal only: PP-14079982

6th June 2025

Dear Sue

Application to Discharge Conditions 7, 8(b), 11(b) 12, 13, 15, 31 and 32(b) of Planning Permission 139720/JO/2024

AshtonHale has been instructed by Britannia Victoria Limited to submit an application to discharge conditions 7, 8(b), 11(b), 12, 13, 15, 31 and 32(b) of permission 139720/JO/2024 (a variation of 135848/FO/2022) which permits the erection of a residential development at the site of the Former Victoria Park Probation Centre.

Condition 7

> *"a) Before the development hereby approved is first occupied, a Full 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 attending or employed in the development*
>
> *ii) a commitment to surveying the travel patterns of staff 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"*

In order to discharge this condition, a Full Travel Plan (ref: 082328-CUR-XX-XX-T-TP-00004) has been prepared by Curtins and submitted with this application.

Condition 8(b)

> *"b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation."*

The Air Quality Assessment (ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA) submitted with the original application (ref: 135848/FO/2022), which is enclosed for reference, confirms the following within the Mitigation section at 6.14:

"The development will result in minimal increases in pollutant concentrations and no new exceedances of the relevant air quality objectives are predicted. No mitigation measures are therefore required to minimise development-generated road traffic emissions."

It then goes on to discuss a Travel Plan and EV Charging, which are covered under separate conditions and have been / will be discharged accordingly. In this context, it is not considered any further information is required to be submitted and we request the discharge of the condition is confirmed on this basis.

Condition 11(b)

> *"b) Finalised details of the design of the bin stores 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."*

In order to discharge this condition, a Communal Bin Store plan (ref: A662_C_4014) has been prepared by Ollier Smurthwaite Architects and submitted with this application.

Condition 12

> *"a) Externally mounted ancillary 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 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme 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 site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.*
>
> *b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria."*

The only external plant that would make any significant noise is the smoke vent systems, but this would only be used during an emergency or testing; as such we understand that this would be excluded from the planning condition. In this context, it is not considered any further information

is required to be submitted and we request the discharge of the condition is confirmed on this basis.

Condition 13

> *"The development shall only be carried out in accordance with sections 3 and 4 in the Crime Impact Statement Version ref.2022/0422/CIS/01, Version B dated 25.10.22, and the agreed measures shall be retained and maintained thereafter.*
>
> *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 a secured by design accreditation for that the development."*

Ollier Smurthwaite Architects are in liaison with Design for Security and it is understood written confirmation of accreditation will follow in due course.

Condition 15

> *"No development hereby permitted 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:*
>
> *Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;*
>
> *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.*
>
> *Management and maintenance plan for the culverted ordinary watercourses which shall include confirmation of responsible party.*
>
> *Evidence of post-installation survey and post-piling survey to confirm culvert integrity."*

In order to discharge this condition, the following has been prepared by Bell Munro Consulting and submitted with this application:

- South Site – Plot Drainage Layout (ref: J7986/ D13 Rev B)
- North Site – Plot Drainage Layout (ref: J7986/ D14 Rev B)
- SuDS Maintenance Plan (ref: J7986 06/25)
- Certification of Incorporation of Management Company

Condition 31

> *"a) The wall and railing boundary treatment to the Daisy Bank Road Road frontage, and the railing above plinth design treatment to the front garden of Block nos . 5,6, 7 and 8, shall be implemented in accordance with external Works details plan ref: A662-P-920. Finalised*

details of the railings shall be submitted approved in writing by the City Council as local planning authority, prior to implementation.

b) Notwithstanding the boundary treatment details annotated on the External Works plan ref: A 662 -P- 105 rev.F received 22nd June 2023, ; finalised details of the boundary treatment to rear gardens and the eastern and southern boundary of the site, including finalised location and elevational designs shall be submitted approved in writing by the City Council as local planning authority, prior to implementation.

The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such thereafter."

In order to discharge this condition, the following have been prepared by Ollier Smurthwaite Architects and submitted with this application:

- Daisy Bank Road Boundary Treatment Plan – 0.6m Stone Wall and Railing Boundary (ref: A662_C_4003)
- Boundary Treatments to Rear Gardens and Eastern and Southern Boundaries of Site:
    - 1.5m Timber Fence (ref: A662_C_4012B)
    - Gates to Parking (ref: A662_C_4011)
    - 2m Timber Fence (ref: A662_C_4009B)

Condition 32(b)

"(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority."

In order to discharge this condition, please find enclosed an updated Local Labour KPI spreadsheet prepared by Short Construction.

I trust the above and enclosed is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,

[redacted]

Louisa McCarthy
Associate Director

[redacted]

AshtonHale Ltd