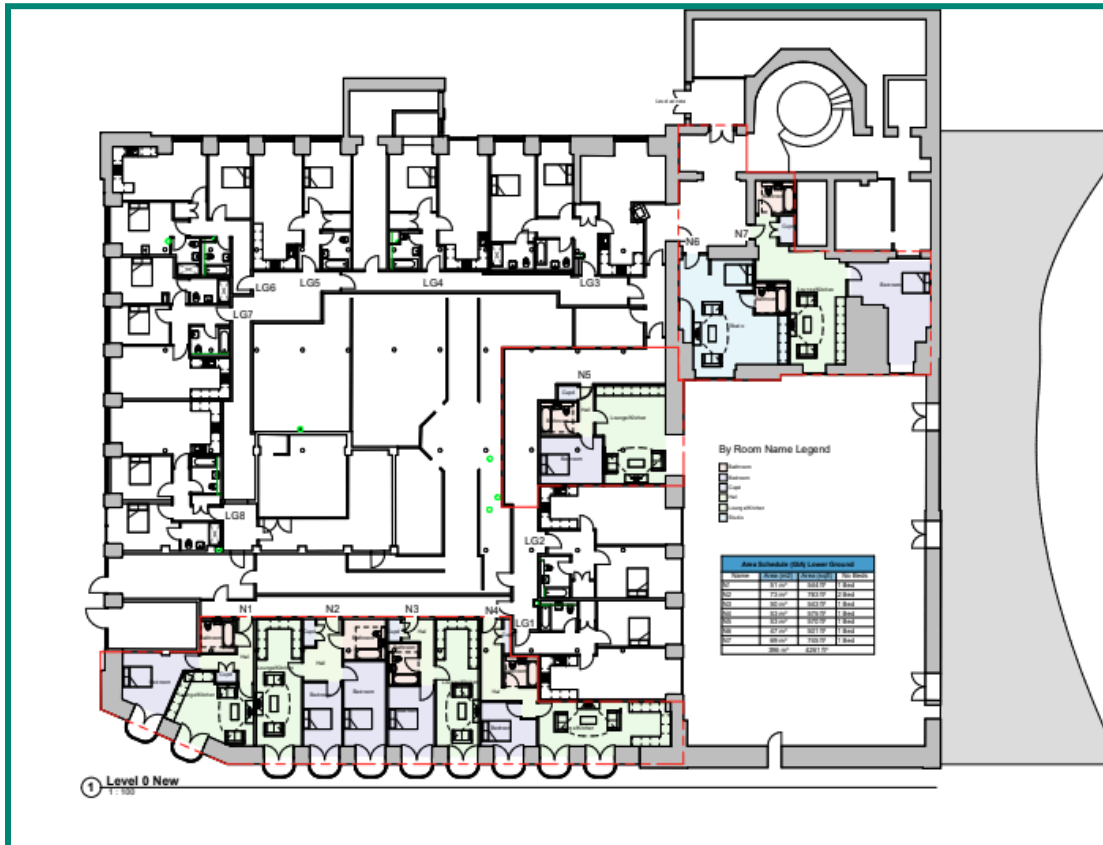


SUPPORTING STATEMENT

June 2025

DISCHARGE OF CONDITIONS 4, 6, 8, 11 and 12 ON PLANNING APPLICATION 138806/FO/2023



Victoria Mill, 10 Lower Vickers Street, Manchester, M40 7LH

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants on behalf of Mr Harrison



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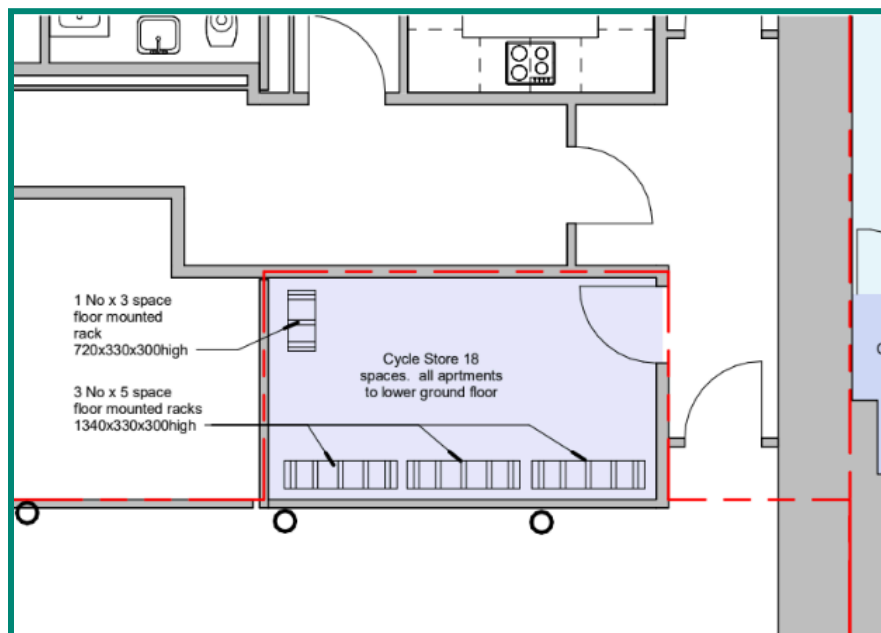
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1. INSTRUCTIONS

- 1.1. MacMarshalls Rural Chartered Surveyors & Planning Consultants are instructed on behalf of Mr Harrison, herein referred to as the 'applicant', to submit a planning application to discharge conditions 4, 6, 8, 11 and 12 on planning application 138806/FO/2023.

2. CONDITION 6 - CYCLE STORE LAYOUT

- 2.1. This condition states:
- *Notwithstanding details submitted, no part of the development hereby approved shall be occupied until full details of the space and facilities for bicycle parking have submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed cycling parking space and facilities shall be implemented as part of the development and retained thereafter.*
 - *Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.*
- 2.2. The excerpt of the plan below shows the positioning of the proposed bicycle parking. It is positioned so will be accessible by all the ground floor apartments, and there is enough proposed that will be sufficient for the residents and meets the policy guidelines.
- 2.3. Below shows the type of bicycle storage which will be used. This is a standard issue cycling storage and will fit the necessary requirements.

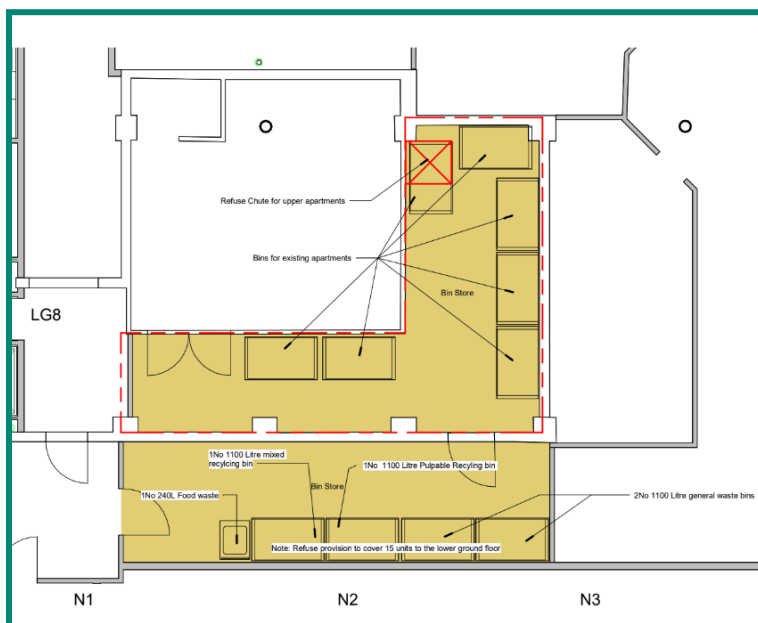


3. CONDITION 8 - REFUSE STORAGE

3.1. This condition states:

- *Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation*
- *Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.*

3.2. The attached refuse provision plan shows the proposed detailed scheme.



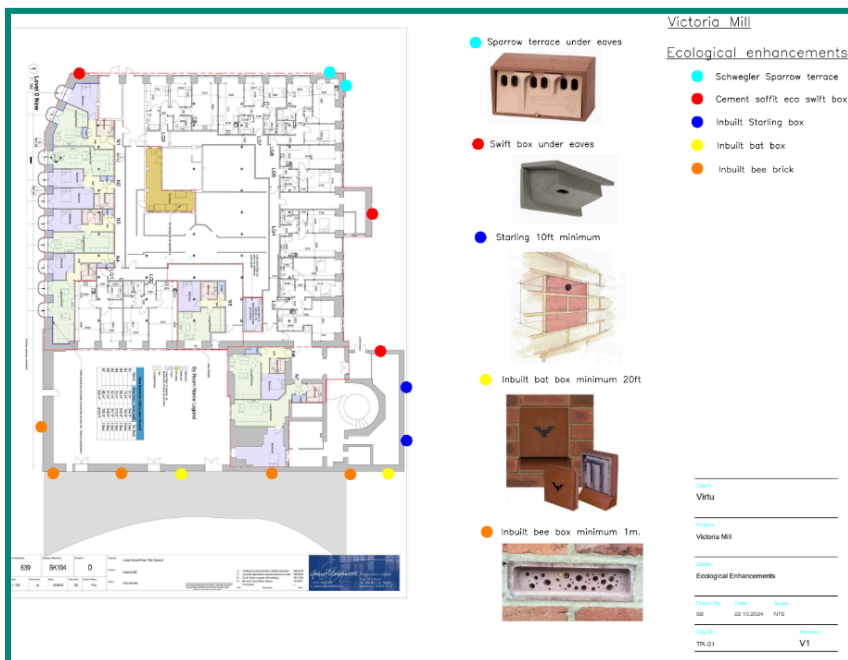
4. CONDITION 9 - BIODIVERSITY ENHANCEMENT PLAN

4.1. This condition states:

- *Notwithstanding details submitted, prior to above ground works for the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.*
- *Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).*

4.2. The planning application incorporates ecological enhancements to support local biodiversity, including the installation of bat and bird boxes on-site. These features provide safe nesting and roosting habitats, aiding in the conservation of species affected by habitat loss. Strategically positioned in undisturbed areas, the boxes are tailored to suit specific species, ensuring maximum ecological benefit. Additionally, the enhancements align with sustainability goals, fostering a richer urban ecology and contributing to the site's overall environmental value. Such measures demonstrate a commitment to integrating biodiversity into the development process.

4.3. The ecological enhancement plan is attached to this submission.



5. CONDITION 11 - ACOUSTIC INSULATION

5.1. This condition states:

- a) Prior to the apartments hereby approved being occupied, a scheme for acoustically insulating the proposed residential accommodation against noise from Varley Street and James Street, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The potential for overheating shall also be assessed and the noise insulation scheme should take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the approved apartments are occupied.
- Reason - In order to safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Manchester Core Strategy.

5.2. Proposed acoustic measures are proposed as advised in the acoustic report by Martin Environmental Solutions Ltd in the approved planning application 138806/FO/2023. These include:

- Double Glazed Units 6:12:6mm
- Trickle Acoustic Vents - Triton Trimvent Select S13

5.3. The attached Acoustic Provisions plan submitted with this application details the specifics.

6. CONDITION 12 - CONSTRUCTION MANAGEMENT PLAN

6.1. *This condition states:*

- *Notwithstanding the details submitted, prior to the commencement of development, a construction management/fit-out plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:*
 - *Measures to control noise and vibrations;*
 - *Dust suppression measures;*
 - *Compound locations where relevant;*
 - *Location, removal and recycling of waste;*
 - *Detail of an emergency contact telephone number;*
 - *Parking of construction vehicles; and*
 - *Sheeting over construction vehicles.*
 - *Loading and unloading of plant and materials;*
 - *Storage of plant and materials;*
 - *Site hoarding; scaffolding and acoustic fencing.*
- *The development shall only be carried out in accordance with the approved construction management/fit-out plan. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.*
- *Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.*

6.2. This attached Construction Management Plan (CMP) demonstrates compliance with the condition requiring a detailed plan approved by the City Council as the Local Planning Authority prior to the commencement of development. It addresses the following:

Noise and Vibration Control: Measures include restricting the use of heavy machinery to hours between 9:00 am and 5:00 pm and prohibiting radios on-site to minimise noise impact. Vibration-inducing activities will also be limited during sensitive times.

Dust Suppression: Demolition materials will be dampened, and stockpiles will be managed to reduce airborne dust. Wheel-washing facilities, including a hose pipe, will be provided for vehicles leaving the site.

Compound and Storage Locations: The site compound, including welfare facilities and waste skips, will be contained within designated areas, ensuring minimal disruption and efficient containment of materials.

Waste Management: Demolition materials will be regularly disposed of using licensed contractors, with waste transfer notes retained for verification. Recycling and reuse of materials, such as window frames, are prioritised where feasible.

Emergency Contact: An emergency contact number will be provided and displayed prominently to address any immediate concerns from residents or stakeholders.

Construction Vehicle Parking: Parking for site staff and operatives will be designated in the upper car park, keeping the lower tarmac area free for site vehicles and pedestrian walkways.

Sheeting of Vehicles: Construction vehicles transporting materials will be appropriately sheeted to prevent debris from escaping during transit.

Loading/Unloading of Plant and Materials: These activities will take place within the designated site boundary, minimising disruption and ensuring safety.

Storage of Plant and Materials: Storage will be confined to areas of the lower ground floor where no construction work is occurring to optimise space and safety.

Site Hoarding, Scaffolding, and Acoustic Fencing: Secure Heras fencing will demarcate the site, with additional barriers to create safe pedestrian walkways. Temporary structures will comply with acoustic requirements to mitigate noise impacts on nearby residents.

6.3. It therefore meets the condition requirements and should be discharged.

7. CONCLUSION

7.1.1. It is duly requested that conditions 4, 6, 8, 11 and 12 on planning application 138806/FO/2023 are discharged based on the submitted information.

7.1.2. Please contact the author if you have any queries or require further details.

Produced & signed by: Anna Taylor Ba (Hons)

Checked and approved by: Sophie Marshall BSc (Hons) PGDipSurv MRICS FAAV

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