

Our Ref: EH/LS/04C201550
Your Ref: PP-14035570

30 May 2025

Jennifer Atkinson
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-14035570

Dear Jen,

APPLICATION FOR DISCHARGE OF CONDITIONS 7B, 13B, 15B, 25 IN RELATION TO PLANNING PERMISSION FOR THE ERECTION OF A NEW EDUCATIONAL FACILITY (USE CLASS F1(A)) WITH ASSOCIATED AMENITY SPACE, SERVICING, ACCESSIBLE PARKING BAYS, CYCLE STORAGE AND OTHER WORKS (LPA REF: 136492/FO/2023) ON LAND OFF GREAT DUCIE STREET, MANCHESTER

Avison Young has been instructed by The LTE Group to formally submit the enclosed information which seeks to discharge conditions 7b, 13b, 15b and 25 in relation to the above planning permission ref. 136492/FO/2023 that was granted by Manchester City Council on 18th August 2023. All the submission material to support the application has been submitted via the Planning Portal (Ref: PP-14035570). The application fee of £383 (including £85 Planning Portal Service Charge) has been paid via BACS payment.

Condition 7 (b) (Contamination Verification)

Condition 7 (b) states:

"7) (b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, prior to the first occupation of the residential element of the development. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.”.

In response to Condition 7b, the following information has been submitted:

- Covering Letter prepared by LK Remediate ref: LKR101016 (dated 15 January 2025)
- Covering Letter prepared by LK Remediate ref: LKR191016 (dated 22 June 2023)
- United Utilities, Risk Assessment for Water Pipes (RA), Great Ducie Street, Strangeways, Manchester, M3 1FF
- Photograph of pipework
- Wolseley invoice including pipe specification

Condition 13 (b) (Environmental Standards Statement – Verification Report)

Condition 13 (b) states:

“13) (b) Prior to the first use of the development, a verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall confirm that the development has met the requirements agreed within part (a) of this planning condition.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.”.

In response to Condition 13b, the following information has been submitted:

- Manchester College City Centre Campus, Phase 2 - Environmental Standards Verification Report (May 2025)

Condition 15 (b) (Plant Noise Verification Report)

Condition 15 (b) states:

“15) (b) The approved scheme shall be implemented and prior to the first use 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.

Reason - To ensure no unacceptable noise outbreak from the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).”.

In response to Condition 15b, the following information has been submitted:

- Planning Condition 14b – Plant Noise Verification Report, prepared by Hoare Lea (dated 26 February 2025)

Condition 25 (TV Signal Reception)

Condition 25 states:

"25) Within one month of the practical completion or at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above. The measures identified must be carried out either before the building is first used or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy."

In response to Condition 25, the following statement is submitted:

- No signal reception issues have been identified on site or within the surrounding area, therefore this condition can be discharged in full.

Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours Sincerely,



Larna Smith
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For and on behalf of Avison Young (UK) Limited

Enc. Submission Schedule

Submission Schedule

Title	Date / Reference	Author
Condition 7b (Contamination Report)		
Covering Letter	15 January 2025	LK Remediate
Covering Letter	22 June 2023	LK Remediate
United Utilities, Risk Assessment	-	United Utilities
Photograph of pipework	-	-
Wolseley invoice including pipe specification	-	-
Condition 13b (Environmental Standards Statement Verification Report)		
Manchester College City Centre Campus, Phase 2 - Environmental Standards Verification Report	May 2025	BDP
Condition 15b (Verification Report)		
Planning Condition 14b Plant Noise Verification Report	26 February 2025	Hoare Lea