

FAO Rob Griffin
Planning and Regeneration
Manchester City Council
Town Hall Extension
Manchester
M60 2LA

Our Ref: 001-015
Date: 20/06/2025
Via Planning Portal (ref: PP-14097135)

Dear Rob,

Xaverian College, Lower Park Road, Manchester, M14 5RB

Discharge of conditions 7b, 15b, 16b and 18 (pursuant to planning application 137030/FO/2023)

We have prepared this letter on behalf of the applicant Xaverian College, please find enclosed an application to discharge conditions 7b, 15b, 16b and 18 pursuant to planning permission ref. 137030/FO/2023 at Xaverian College which granted full planning permission and conservation area consent for the redevelopment of the College's Sunbury Building.

Condition 7(b) – Preliminary Risk Assessment Completion Report

Condition 7(b) attached to the consent states that;

'When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

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 in each phase 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'.

Condition 7(a) was discharged (ref. CDN/24/0753) on 04/09/24. For this a Preliminary Risk Assessment was submitted. To address the requirements of condition 7(b) and enable the discharge of the condition, the enclosed Validation Report has been conducted by WML Consulting and confirms that work was carried out in accordance with the condition and submitted assessment.

Condition 15(b) – Noise Scheme Acoustic Verification Report

Condition 15(b) attached to the consent states that;

'Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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.'

To address the requirements set out in the condition and enable the discharge of the condition, the enclosed Post Construction Assessment has been conducted by Hepworth Acoustics and indicates compliance with relevant standards, and therefore no additional remedial actions are considered necessary.

Condition 16(b) – Plant Noise Acoustic Verification Report

Condition 16(b) attached to the consent states that;

'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 nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.'

Condition 16(a) was discharged (ref. CDN/25/0324) on 04/09/24. For this an Assessment of External Plant was submitted, which evidenced the capacity to manage the impact of noise pollution emanating from the site, as to minimise disturbance.

To address the requirements set out in the condition and enable the discharge of the condition, the enclosed Plant Noise Compliance Measurements has been conducted by Hepworth Acoustics and verifies that the overall resulting noise level outside the (nearby) dwelling therefore meets the 40 dB noise limit identified in the as part of the initial assessment.

Condition 18 – Design for Security Accreditation

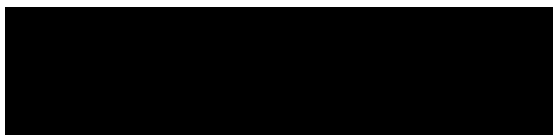
Condition 18 attached to the consent states that;

'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.'

To address the requirements set out in the condition and enable the discharge of the condition, the enclosed Security by Design Certification by Police Crime Prevention Initiatives Limited has been submitted.

We trust the application can be validated at your earliest convenience. Should you have any queries, please do not hesitate to contact us.

Yours sincerely,

A large black rectangular box redacting the signature of Alex Snow.

Alex Snow

cc: Xaverian College
Seddon Construction
enc: as above