

24 March 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

Dear Jennifer,

Waterhouse Gardens, Manchester – Application for Discharge of Conditions 6b, 15, 17, 18, 19a, 19b, 23, 38

Please find enclosed an application for the discharge of conditions 6b, 15, 17, 18, 19a, 19b, 23, 38 attached to Planning Permission ref. 138031/JO/2023. This application is in relation to Waterhouse Gardens located within Manchester City Centre.

Background

Planning permission (ref. 118831/FO/2018) was granted on Site on 19 January 2018, for:

“Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works”

A non-material amendment (Ref. 132287/NMC/2021) was approved in relation to the scheme in November 2021 which allowed the trigger points of eight pre-commencement conditions to be amended.

Following this and the discharge of the necessary pre-commencement conditions in February 2022 (Ref. CDN/21/0931), the planning permission was lawfully implemented on 14 June 2022.

A further non-material amendment (Ref. 137321/NMC/2023) was approved in July 2023, to amend the condition wording for condition 6a to allow early enabling works to commence.

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In addition, a Section 73 application (Ref. 138031/JO/2023) to amend the approved plans for the inclusion of a basement area in Block A, was submitted in September 2023 and approved in March 2024. This represents the operative consent.

Condition Discharge

This section sets out the relevant conditions and documents that have been submitted in support of the application.

Condition 6b – Drainage

The wording of Condition 6b is as follows:

“(b) Prior to the first occupation of the phase of development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.”

To support the discharge of Condition 6b a Drainage Verification Report has been prepared by Mayo Civils and United Utilities and submitted alongside this Application. The Report contains all relevant information as requested by the above condition wording.

Condition 15 – Landscaping

The wording of Condition 15 is as follows:

Notwithstanding public realm and landscaping strategy stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018 prior to the first occupation of the residential element of each phase of this development details of a hard and soft landscaping treatments (including tree planting and boundary treatments) shall be submitted to and approved in writing by the City Council as local planning authority.

The approved scheme shall be implemented not later than 12 months from the date the residential element within each phase is first occupied. 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.

To support the discharge of Condition 15 a series of plans containing full details of both hard and soft landscaping treatments as well lighting has been prepared by Studio Power and submitted in support of this application. The plans contain all relevant information as requested by the above condition wording.

Condition 17- Plant Equipment

The wording of Condition 17 is as follows:

“Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, prior to the first occupation of the residential element and first use of each commercial unit with each phase, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. The approved scheme shall be implemented prior to the first occupation of the residential element and each commercial unit for each phase and thereafter retained and maintained in situ.”

To support the discharge of Condition 17 a schedule of externally mounted plant equipment alongside a plan demonstrating its location has been prepared by DOMIS and submitted in support of this application. The schedule contains all relevant information as requested by the above condition wording.

Conditions 18, 19a and 19b – Acoustic Insulation

The wording of Condition 18 is as follows:

Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first use of each commercial unit and gym area within each phase as indicated on drawings 0022-SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan, 0022-SP-ZZ-00-DR-A-0300-P1-Ground Floor - All Blocks received by the City Council, as Local Planning Authority, on the 23 August 2023, and 0022-SP-ZZ-B1-DR-A-03B1-P2-Basement 1 - New Bridge Street Floor Plan received on the 08 September 2023; a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority

(b) The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use.

The wording of Condition 19a is as follows:

Notwithstanding the noise and vibration section of the ES stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, (a) prior to the first occupation of the residential accommodation within each phase hereby approved, the

accommodation shall be insulated in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority.

Condition 19b is worded as follows:

The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first occupation of the residential accommodation within each phase. The measures implemented shall be retained and maintained for as long as the development remains in use.

To support the discharge of Conditions 18, 19a, and 19b an Acoustic Verification Report has been prepared by Jameson Acoustics providing full details of implemented acoustic insulation and relevant post completion testing. The schedule contains all relevant information as requested by the above condition wording.

Condition 23 – Lighting

The wording of Condition 23 is as follows:

The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme for each phase shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved.

The approved scheme for each phase shall be implemented in full prior to the first use of the residential element within each phase of development and shall remain in operation for so long as the development is occupied.

To support the discharge of Condition 15 a series of plans containing full details of both hard and soft landscaping treatments as well lighting has been prepared by Studio Power and submitted in support of this application. The plans contain all relevant information as requested by the above condition wording.

Condition 38 – TV Reception

The wording of Condition 38 is as follows:

Notwithstanding the TV reception survey prepared by Hilson Moran, stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, within one month of the practical completion of each phase of the development or before the residential element of the development is first occupied, whichever is the sooner, and 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 occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

To support the discharge of Conditions 38 a Signal Reception Impact Survey has been prepared by G Light Electronic Installations Ltd providing the relevant details requested as per the condition wording.

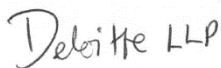
Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-13867283.

A fee has been paid to Manchester City Council for £145 in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Conditions 6b, 15, 17, 18, 19a, 19b, 23 and 38 as outlined above.

If you require any further details please contact my colleague Kelly McCann (kmccann@deloitte.co.uk / 07771380709) or Josh Wyatt-Smith (jwyattsmith@deloitte.co.uk / 0161 455 8451)

Kind regards



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