

06 March 2025

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

Dear Jack,

MMU All Saints Public Realm | Application to Discharge Condition 9, 15, 16, 18, 19, 20, 21, and 26 attached to Planning Permission Ref. 128485/FO/2020 in relation to Phase 1a.

On behalf of Manchester Metropolitan University (the 'Applicant'), please find enclosed an application to fully discharge Conditions 9 (Landscape Details), 15 (Drainage Verification), 16 (Lighting verification), 18 (Servicing Management Plan), 19 (Cycle Parking), 20 (Waste Strategy), 21 (Event Management Plan), and 26 (Management and Maintenance Plan) in relation to Phase 1a of Planning Permission Ref 128485/FO/2020.

Full Planning Permission was granted on 2 June 2021 for the refurbishment and expansion of All Saints Park public realm and surrounding streets.

The description of development as stated on the Decision Notice is as follows:

"Full Planning Permission for the refurbishment and expansion of All Saints Park public realm and surrounding streets including flexible use for temporary events, activities and pop-up retail (Use Classes E(a) and E(b)) facilities; works to include: the demolition of targeted areas of the existing stone wall and railings; removal of three existing trees and replacement tree planting and soft landscaping; installation of new drainage scheme; installation of lighting columns, wayfinding signage and other street furniture; provision of a redesigned memorial garden; provision of cycle parking and accessible car parking bays; highways and servicing access works, including the closure of parts of Higher Ormond Street, Lower Ormond Street and Cavendish Street to traffic through a stopping-up order; and, associated works."

Planning Permission was granted on a phased basis, with Phase 1a comprising the initial phase of development comprising All Saints Park, part of Lower Ormond Street and Cavendish Street, as defined in the approved Site Phasing Plan Ref. 1958-PLA-01-XX-DR-L-0002. Phase 1a has now

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completed construction, however, there remain conditions to be addressed in relation to that phase.

Condition 9- Landscaping Details

Condition 9 (Landscaping Details) states:

“a) Notwithstanding the approved plans and documents as specified in condition 2, prior to the commencement of above ground works for each Phase of the development (as specified in Condition 2b), a programme for submission of final details of the following external landscaping details shall be submitted to and approved in writing by the City Council as Local Planning Authority for that Phase. The programme shall include an implementation timeframe and details of when the following particulars will be submitted: Details of the proposed hard and soft landscape materials; Details of the proposed tree species within the landscaping including proposed size, species and planting specification including tree pits and design; Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting and soft landscaping; Details of the proposed street furniture including seating, bins and lighting; Details of any external steps and handrails; A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance; and Details of the number, design and location of cycle parking spaces.

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes for that Phase of development.”

An application to discharge Condition 9 (a) was approved on 17 November 2023. The documents submitted also included the full landscaping details, relating to part (b) of Condition 9. However, the Decision Notice was incorrectly issued in relation to part (a) only. As such, ‘Planning Condition 9 – Landscaping Details’, prepared by Planit, is resubmitted against this application to enable full discharge of Condition 9 in relation to Phase 1a.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 9 in full in relation to Phase 1a.

Condition 15- Drainage Verification

Condition 15 (Drainage Verification) states the following:

“No Phase of development (as specified in Condition 2b) and hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage

scheme for that Phase 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:

o Verification report providing photographic evidence of construction as per design drawings;

o As built construction drawings if different from design construction drawings;

o 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.”

The full drainage details for Phase 1a of Planning Permission Ref. 128485/FO/2020 were approved against Condition 14, under application ref. CDN/23/0191. A Verification Report, prepared by Curtins, is now submitted against Condition 15 which demonstrates that the drainage has been installed in accordance with the approved design. A Drainage Maintenance Strategy, prepared by Curtins, is also submitted with this application.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 15 in full in relation to Phase 1a.

Condition 16- Lighting Verification

Condition 16 (Lighting Verification) states the following:

“External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Upon completion of each Phase of the development (as specified in Condition 2b) a verification report in respect of the external lighting scheme will be required to validate that the work undertaken throughout that Phase of the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria has 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 criteria.”

A Lighting Verification Report, prepared by Hoare Lea, is submitted in support of the full discharge of Condition 16. This provides the lighting product specification and validates that the work undertaken conforms to the recommendations and requirements. The report also provides details of the Light Level Verification Survey undertaken on 27 November 2024 during the hours of darkness. The Report concludes that the lighting meets the performance requirements set out in the lighting design documentation referenced within Landscape Architects details approved as part of the planning application.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 16 in full in relation to Phase 1a.

Condition 18- Servicing Management Plan

Condition 18 (Servicing Management Plan) states the following:

“Prior to the practical completion and full occupation of the development, a servicing strategy and management plan including a schedule of loading and unloading locations, details of internal service bays and on-street servicing laybys, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall take place thereafter in accordance with the approved strategy.”

A Servicing Strategy and Management Plan, prepared by Manchester Metropolitan University, is submitted with this application to discharge Condition 18. The Report sets out the servicing strategy and management plan for the operation of Phase 1a of the Public Realm. The report includes an overview of servicing access, schedule of loading and unloading locations, locations of internal service bays and cleaning schedule for public realm areas. There are no on-street servicing laybys. It demonstrates that the Applicant has adequate servicing arrangements for the Public Realm development in the interests of public and highway safety and the protection of residential amenity.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 18 in full in relation to Phase 1a.

Condition 19- Highways Works - Cycle Parking

Condition 19 (Highways Works - Cycle Parking) states the following:

“Prior to the first occupation of any part of the development hereby approved for each Phase (as specified in Condition 2b), a scheme of highway/landscape works relating to the creation of external street cycle stands/storage for that Phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme for each Phase of the development shall be implemented and be in place prior to the first occupation of each phase of the development.”

Page 28 of the ‘Planning Condition 9 – Landscaping Details’ document, prepared by Planit, provides the scheme for external street cycle stands/storage to address the requirements of Condition 19. This details that there are a total of 130 external cycle parking spaces provided as part of the development.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 19 in full in relation to Phase 1a.

Condition 20- Waste Strategy

Condition 20 (Waste Strategy) states the following:

“Notwithstanding the approved documents and plans as specified in condition 2, prior to the development being brought into use, a scheme for the storage and disposal of refuse shall be 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. For the avoidance of doubt, new developments shall have refuse storage space for segregated waste collection and recycling.”

A Waste Strategy, prepared by the Applicant, is submitted with this application to discharge Condition 20. It sets out the waste and recycling storage and disposal plan for the operation of Phase 1a of the Public Realm and demonstrates the Applicant has adequate waste arrangements for the Public Realm development with a view to maximising reuse and recycling. The report includes details about the waste storage and waste collection arrangements.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 20 in full in relation to Phase 1a.

Condition 21- Event Management Plan

Condition 21 (Event Management Plan) states the following:

“Notwithstanding the approved plans and documents as specified in condition 2, the development hereby granted permission shall be managed in accordance with an event management document which must be submitted to and approved in writing before the development is first brought into use.”

An Events Management Strategy, prepared by the Applicant, is submitted with this application. The Strategy provides details on the nature of events likely to take place at the Site. It also details the event management protocols, criteria on ensuring pedestrian access to surrounding streets and to the Cavendish Street cycle route are maintained, and other restrictions detailed in the Terms and Conditions within the booking form in Appendix A.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 21 in full in relation to Phase 1a.

Condition 26- Management and Maintenance Plan

Condition 26 (Management and Maintenance Plan) states the following:

“Prior to the first use of the development hereby approved, a detailed landscaped maintenance strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.”

A Management and Maintenance plan, prepared by Planit, is submitted with this application. It includes maintenance strategies for softworks, hardworks, drainage, street furniture, and lighting.

The information submitted in support of this application is therefore considered acceptable to discharge Condition 26 in full in relation to Phase 1a.

Application Submission

The application comprises this covering letter, and the following documents:

- Application Form;
- Landscape Details, (*Doc ref: 9-1958-ID-024-Planning Condition 9*), prepared by Planit to discharge Condition 9
- Verification Report (*Doc ref: Verification and Drainage Maintenance*), prepared by Curtins to discharge Condition 15
- Drainage Strategy (*Doc ref: Drainage Maintenance Strategy*), prepared by Curtins to discharge Condition 15
- Lighting Verification Report, prepared by Hoare Lea to discharge Condition 16.
- Servicing Management Plan (*Doc ref: Servicing Strategy and Management Plan*), prepared by Manchester Metropolitan University to discharge Condition 18.
- Landscape Details (*Doc ref: 9-1958-ID-024-Planning Condition 9*) prepared by Planit to discharge Condition 19.
- Waste Strategy (*Doc ref: Man Met University W&R storage and disposal plan PR*), prepared by Manchester Metropolitan University to discharge Condition 20.
- Events Management Strategy (*Doc Ref: Public Realm - Events Management Strategy*), prepared by Manchester Metropolitan University to discharge Condition 21.

- Management and Maintenance Plan (Doc ref: 26 - 1958-ID-024 Phase 1A Maintenance Strategy), prepared by Planit to discharge Condition 26.

The application has been submitted through the Planning Portal (Ref. PP-13746613). The requisite fee of £145 and an administrative fee of £70 has been paid via the Planning Portal. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Conditions 9, 15, 16, 18, 19, 20, 21, and 26 in relation to Phase 1a, as outlined above.

If you require any further details, please do not hesitate to contact Jennifer Chatfield (jchatfield@deloitte.co.uk/ +44 161 455 8084).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, flowing style.

For Deloitte LLP

Encl.