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

OurRef: 001-015
Date: 28/03/2025
Via Planning Portal (ref: PP-13505233)

Dear Rob,

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

Discharge of conditions 13, 16a and 17 (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 16a (Plant Noise) and 17 (Sustainable Drainage Scheme) as well as re-discharge Condition 13 (Landscaping) 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 16(a) – Plant Noise

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

> *'Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority'.*

To address the requirements set out in the condition and enable the discharge of the condition, the enclosed Assessment of External Plant has been conducted by Hepworth Acoustics and evidences the capacity to manage the impact of noise pollution emanating from the site, as to minimise disturbance.

Condition 17 – Sustainable Drainage Scheme

Condition 17 attached to the consent states that;

> *'No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme 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:*
> *- Verification report providing photographic evidence of construction as per design drawings;*
> *- As built construction drawings if different from design construction drawings ; - 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..'*

To address the requirements set out in the condition and enable the discharge of the condition, the enclosed Drainage Verification Report has been conducted by WML Consulting. The report provides photographic evidence of construction, a signed letter from the contractor setting out that Drainage Works have been carried out in line with the Design Drawings and a management and maintenance plan for the lifecycle of the development.

Re-discharge of Condition 13 – Hard and Soft Landscaping

Condition 13 attached to the consent states that;

> *'Within three months of the commencement of development a hard and soft landscaping treatment scheme 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 buildings are 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*

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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.'

This condition was previously discharged via application reference CDN/23/0794, approved 15 January 2024, to discharge this condition, the following was provided:

- Landscaping General Arrangement (ref. 713-STO-00-00-DR-L-0001)
- Hard Landscape Design (ref. 713-STO-00-00-DR-L-0004)
- Soft Landscape Design (ref. 713-STO-00-00-DR-L-0005)

The rationale behind re-discharging this condition is the applicant's decision to install a raised kerb in place of the previously proposed masonry wall in the north east of the site and to allow for slightly bigger shrub planting area. The following drawings are to replace the existing approved drawings:

- Landscaping General Arrangement (ref. 713-STO-00-00-DR-L-0001 P11)
- Hard Landscape Design (ref. 713-STO-00-00-DR-L-0004 P06)
- Soft Landscape Design (ref. 713-STO-00-00-DR-L-0005 P06)

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,

Alex Snow

cc: Xaverian College
Seddon Construction
enc: as above

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