

Our Ref: EH/RM/DC/04C201550

Your Ref: PP-13619226

27th March 2025

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

Submitted via Planning Portal: PP-13619226

Dear Jen,

APPLICATION FOR DISCHARGE OF CONDITIONS 4, 14b, 15a, 19, 26, 28, 28 & 33 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 4, 7, 14b, 15a, 19, 26, 28, 28 & 33 attached 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-13619226). The application fee of £215 (including £70 Planning Portal Service Charge) has been paid via BACS payment.

Condition 4 (Local Labour Agreement)

Condition 4 states:

"4) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) *the measures proposed to recruit local people including apprenticeships*
- ii) *mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) *measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives*

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”.

In response to Condition 4, the following information has been submitted:

- a copy of the Local Labour KPI Report- Q4 2024 document.

Condition 14(b) (Details of any externally mounted ancillary plant, equipment and servicing)

Condition 14(b) states:

“14) Notwithstanding the Planning Noise Assessment Report prepared by Hoare Lea received by the City Council, as Local Planning Authority, on the 16 March 2023 (a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. Externally mounted 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 5 db (L_{aeq}) below the typical background (L_{a90}) level at the nearest noise sensitive location.

(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 ”.

In response to Condition 14(b), the following information has been submitted:

- Acoustic commissioning testing report
- Plant noise verification report

Condition 15(a) (Details of acoustic treatment)

Condition 15 (a) states:

"Notwithstanding the Noise Assessment Report prepared by Hoare Lea received by the City Council, as Local Planning Authority, on the 16 March 2023

(a) Prior to the first use of the development hereby approved, details of a scheme for acoustic treatment of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to first use and thereafter retained and maintained. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10 dB below the LA90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location."

In response to Condition 15(a), the following information has been submitted:

- Noise Breakout assessment

Condition 19 (Secured by Design)

Condition 19 states:

"19) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 16 March 2023. The development shall only be carried out in accordance with these approved details. 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"

In response to Condition 19, the following information has been submitted:

- Secure by Design Certificate

Condition 26 (Signage Strategy)

Condition 26 states:

"26) Prior to the first use of the development hereby approved a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building."

In response to Condition 26, the following information has been submitted:

- Signage Strategy

Condition 28 (Servicing and Operational Management Plan)

Condition 28 states:

"28) Prior to the first use of the development hereby approved, details of a servicing and operational management plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include how serving arrangements will be managed at the development including ensuring the access road remains unrestricted. The approved plan shall be implemented upon the first use of the development and thereafter retained and maintained".

In response to Condition 28, the following information has been submitted:

- TMC Service and Delivery Plan - Phase 2

Condition 33 (Details of Permanent Boundary Treatment)

Condition 33 states:

"Notwithstanding drawing CCPH2-BBA-ZZ-ZZ-DR-A-1003 Rev P13 received by the City Council, as Local Planning Authority, on the 28 July 2023, prior to the first occupation of the development, details of the siting, scale and appearance (including samples of materials) of the permanent boundary treatments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first use of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."

In response to Condition 33, the following information has been submitted:

- Proposed Site GA Plan (ref. CCPH2-BBA-ZZ-ZZ-DR-A-1003)
- Gates Detail Doc – Aaron Access
- Railing Details - Watson Fencing

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,



A handwritten signature in dark ink that reads 'R. May'.

Rachel May
Associate
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For and on behalf of Avison Young (UK) Limited