

12 March 2025

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Planning Department
Manchester City Council
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Dear Jennifer,

Waterhouse Gardens, Manchester – Application for Discharge of Conditions 5b,5c, 5d, 5e 10, 20, 27, 31, 34, 40 and 42 attached to Planning Permission 138031/JO/2023

Please find enclosed an application for the discharge of conditions 5b, 5c, 5d, 5e, 10, 20, 27, 31, 34, 40 and 42 attached to Planning Permission ref. 138031/JO/2023. The 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.

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 5b, 5c, 5d, 5e – Archaeology

The wording of Condition 5b, 5c, 5d, 5e is as follows:

“Phase 2 shall be carried out in accordance with the Written Scheme of Evaluation (WSI) for an archaeological evaluation Project: Old Brewery Gardens, Manchester V2 received by the City Council, as Local Planning Authority, on the 27 March 2023 (as approved under CDN/23/0215).

No development shall take place of each relevant phase of development as detailed in Condition 2 until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in relation to each relevant phase in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor.

There shall be no occupation of phase 2 development until:

b. A programme for post investigation assessment to include:

a. analysis of the site investigation records and finds

b. production of a final report on the significance of the archaeological and historical interest represented.

c. Dissemination of the results commensurate with their significance, including

a. provision for interpretation panels and a booklet.

d. Provision for archive deposition of the report and records of the site investigation.

e. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.”

To support the discharge of Condition 5b, an Excavation Report has been prepared by Salford Archaeology and submitted alongside this Application. The Report contains all relevant information as requested by the above condition wording.

Condition 10 – SUDs

Condition 10 is worded as follows:

“Prior to the first occupation of the residential element of each phase of development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

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 approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.”

To support the discharge of Condition 10, a Sustainable Drainage Plan has been prepared by CBRE and submitted alongside this Application. The Plan outlines details as to how sustainable drainage features will be implemented, maintained and managed in line with the above condition wording.

Condition 20 – Waste Management

Condition 20 is worded as follows:

“Prior to the first occupation of the residential accommodation within each phase and (b) first use of the commercial units hereby approved within each phase, the refuse arrangements and waste management strategy for (a) and (b) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved scheme shall be implemented prior to the first occupation of the residential element and first use of each commercial unit within each phase and thereafter be retained and maintained in situ for as long as the development remains in use.”

To support the discharge of Condition 20 a Waste Management Strategy has been prepared by CBRE, and submitted alongside this Application. The Strategy outlines a comprehensive

plan for storing and collecting waste from the Proposed Development. The plan has been drafted in line with the above condition wording.

Condition 27 – Roof Terrace Opening Hours

Condition 27 is worded as follows:

“Prior to the first use of the communal roof terraces the opening hours for the terraces shall be submitted for approval in writing by the City Council, as Local Planning Authority. The roof terraces shall then operate in accordance with the approved hours”

To support the discharge of Condition 27 a Roof Terrace Management Plan has been prepared by CBRE and submitted alongside this Application. The Plan confirms the Roof Terrace will be available for all residents Monday – Sunday 08:00 - 23:00.

Condition 31 – Residential Management

Condition 31 is worded as follows:

“Notwithstanding the management plan strategy stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018, for Block B-E only, prior to the first use of the residential element of the development hereby approved, a robust management plan for the letting of the residential accommodation shall be submitted for approval in writing to the City Council, as Local Planning Authority. The approved management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.”

To support the discharge of Condition 31, a Residential Management Strategy has been produced Salboy in line with the above condition wording and submitted in support of this application. The Strategy outlines measures to be implemented to ensure accommodation is not used for any other purpose than as residential apartments.

Condition 34 – Travel Plan

Condition 34 is worded as follows:

“The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 19 January 2018.

In this condition a Travel Plan means a document which includes:

- i. *the measures proposed to be taken to reduce dependency on the private car by those living at the development;*
- ii. *a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time*
- iii. *mechanisms for the implementation of the measures to reduce dependency on the private car*
- iv. *measures for the delivery of specified travel plan services*
- v. *measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car*

Within six months of the first occupation of the building within each phase, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.”

To support the discharge of Condition 34, a Travel Plan has been prepared by SLR and submitted alongside this Application. The Travel Plan contains all relevant information as requested by the above condition wording.

Condition 40 – Car Hire

Condition 40 is worded as follows:

Prior to the first occupation of each phase of the residential element of the development hereby approved, details of the provision to promote car hire scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of each phase of the residential element of the scheme and thereafter retained and maintained in situ.

In order to support the discharge of Condition 40, SRL has produced a Report titled “Enterprise Car Hire Scheme”. This Report sets out the proposed implementation of a Car Hire Scheme at Waterhouse Gardens.

Condition 42 – Servicing

Condition 42 is worded as follows:

Prior to the first use of the first commercial unit(s) within each phase of development as indicated on drawings 0022- SP-ZZ-B2-DR-A-03B2-P1-Basement 2 - Great Ducie Street Floor Plan and 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 servicing strategy for deliveries and refuse collection for the units shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved strategy shall then be implemented as part of each phase of the development and be in place prior to the first use of commercial unit to which each scheme relates.

In support of the discharge of Condition 42, a Servicing Strategy has been produced by SLR, and submitted alongside this Application. The Strategy outlines the servicing strategy for the Commercial Units accessed from Dutton Street, Trinity Way and the Boulevard as well as the Residential Blocks accessed from Dutton Street.

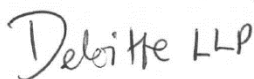
Summary

The application has been submitted through the Planning Portal and the reference number for this application is PP-13846338.

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 5b, 5c, 5d, 5e, 10, 20, 27, 31, 34, 40 and 42 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



Deloitte LLP