

Our Ref: 2022-023
Your Ref: PP-13919879

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3rd April 2025

Dear Jennifer,

Re: Manchester Islamic High School For Girls, 55 High Lane, Manchester, M21 9FA
Application to Discharge Condition 15, 20(a) and 28(a) of Planning Permission Ref: 137994/FO/2023

We write on behalf of our client, Cube Homes, with an application for the discharge of planning conditions 15, 20(a) and 28(a) of planning permission ref. 137994/FO/2023 at Manchester Islamic High School For Girls, 55 High Lane, Manchester.

This supporting cover letter, documents and requisite application form have been submitted online via the Planning Portal under reference PP-13919879 and the requisite application fee has been paid online.

Background

Planning permission was granted on 2nd April 2025 ref. 137994/FO/2023. This related to the following works:

'Erection of 12 no. 2.5 storey dwellinghouses; a pair of three storey semidetached dwellinghouses; a three storey building comprising 6 no. apartments; the retention and change of use of the existing mansion house together with the erection of a two storey side extension to form 2 no. dwellinghouses; creation of vehicular access points, associated landscaping, car parking and boundary treatment following the demolition of the other existing buildings and structures'.

Condition 15

Condition 15 states:

'No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o A construction programme including phasing of works;*
- o 24 hour emergency contact number;*
- o Expected number and type of vehicles accessing the site;*
- o Deliveries, waste, cranes, equipment, plant, works, visitors;*
- o Size of construction vehicles;*
- o The use of a consolidation operation or scheme for the delivery of materials and goods;*

o Phasing of works;

o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;

o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;

o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

o Locations for storage of plant/waste/construction materials;

o Arrangements for the turning of vehicles, to be within the site unless completely'.

The following information has been submitted in respect to Condition 15:

- Construction and Environmental Management Plan (REV C) prepared by Short Construction Ltd; and
- Phasing and Programme Summary Plan prepared by Short Construction Ltd.

Condition 20(a)

Condition 20 states:

'a. Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from High Lane and Acres Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises such as the boxing club.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

b. Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have 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 internal noise criteria'.

The following information is submitted in respect to Condition 20(a):

- Noise Assessment Report prepared by RS Acoustic Engineering (Dated 4th January 2024).

The report refers to Part O (Overheating) and confirms that the proposed acoustic trickle vents comply with the recommendations outlined within it. This information is considered sufficient to discharge Part A of the condition.

Regarding Condition 20(b), a verification report will be submitted to the Local Planning Authority prior to the first occupation of the residential units. This report will validate that the work carried out throughout the development aligns with the recommendations and requirements of the Noise Assessment Report.

Condition 28(a)

Condition 28 states:

'a. Prior to the commencement of the development, details of a Local Labour 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 Labour 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 Labour Proposal*
- iii) measures to monitor and review the effectiveness of the Local Labour 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'.

The following information has been submitted in respect to Condition 28(a):

- Local Labour Proposal form completed by Short Construction Ltd.

A detailed report taking into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted within one month prior to construction work being completed in order to satisfy part B of the Condition.

Summary

We trust you have sufficient information to validate this application and allocate it to an officer. If you require anything further, please don't hesitate to contact me.

Yours Sincerely,



Ailsa Goudie

Planner

On behalf of NJL Consulting