AVISON YOUNG

6th Floor, 1 City Square
Leeds
LS1 2AL

T: +44 (0)8449 02 03 04
F: +44 (0)113 280 8080

avisonyoung.co.uk

Our Ref: 05C200031
Your Ref: 134154/VO/2022

10th April 2025

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer,

Application for the discharge of Conditions 13, 16, 17a, 20, 23, 24, 25, 26 and 41, pursuant to permission 134154/VO/2022 at Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking the discharge of Conditions 13, 16, 17a, 20, 23, 24, 25, 26 and 41 of planning permission 134154/VO/2022.

This application is submitted via the planning portal with reference number PP-13917890

Further information submitted with this application is detailed below. Some of the conditions have previously been discharged under existing permissions as indicated below. This application proposes their re-discharge following updates to some of the relevant plans and documents. The updated plans and documents are listed under the relevant conditions and have been approved by 141701/NMC/2024 or have been submitted as part of NMA#5 submitted in parallel to this application.

Condition 13 – Boundary Treatment (re-discharge)

This condition was previously discharged by CDN/23/0617

Notwithstanding drawing RODSTA-LYR-XX-ZZ-DWG-L-8001 Rev - stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.
Please find enclosed the following:

- RODSTA-LYR-XX-ZZ-D-L-8001 Furniture and Boundary Treatments Rev C05

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- RODSTA-LYR-XX-ZZ-D-L-6005 Interface Details 02 Rev C03
- RODSTA-LYR-XX-ZZ-D-L-6006 Interface Details 03 Rev C03
- RODSTA-LYR-XX-ZZ-D-L-6009 Interface Details 04 Rev C04
- RODSTA-LYR-XX-ZZ-D-L-6010 Interface Details 05 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6012 Timber Baton Screen Details Rev C01

Condition 16 – Landscaping (re-discharge)

This condition was previously discharged by CDN/23/0617

a) Notwithstanding drawings RODSTA-LYR-XX-ZZ-DWG-L-1001-REV 3 and RODSTA-LYR-XX-ZZ-DWG-L-3001-REV- stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022, prior to any above ground works, details of a hard and soft landscaping treatment scheme (including the proposed size and species of trees) shall be submitted for approval in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of each building of the development. 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 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.

Please find enclosed the following:

- RODSTA-LYR-XX-ZZ-D-L-1005 Landscape Masterplan Rev C03
- RODSTA-LYR-XX-ZZ-D-L-3001 Softworks Rev C04
- RODSTA-LYR-XX-ZZ-D-L-3002 Softworks Tree Planting Rev C04
- RODSTA-LYR-XX-ZZ-D-L-3003 Softworks Planting Schedule Rev C03
- RODSTA-LYR-XX-ZZ-D-L-3004 Detailed Planting Plan 1A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3005 Detailed Planting Plan 2A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3006 Detailed Planting Plan 3A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3007 Detailed Planting Plan 4A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3008 Detailed Planting Plan 5A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3009 Detailed Planting Plan 6A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3010 Detailed Planting Plan 7A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3011 Detailed Planting Plan 8A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3012 Detailed Planting Plan 9A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3013 Detailed Planting Plan 10A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3014 Detailed Planting Plan 11A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3015 Detailed Planting Plan 12A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3016 Detailed Planting Plan 13A Rev C02
- RODSTA-LYR-XX-ZZ-D-L-6000 Typical Softworks Details 01 Rev C03
- RODSTA-LYR-XX-ZZ-D-L-6003 Tree Pit Details 01 Rev C02

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- RODSTA-LYR-XX-ZZ-D-L-6004 Tree Pit Details 02 Rev C02

Condition 17a - Noise

(a) Notwithstanding the Acoustic Planning Report (22013-R01-C) stamped as received by the City Council, as Local Planning Authority on 20 June 2022, prior to the first occupation of a building of the development a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation each building of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq Gardens and terraces (daytime) 55 dB L Aeq

Please find enclosed the following:

- 22013-R05-B Planning discharge report for condition 17a - Acoustics.

Condition 20 - Building, Site and External Areas Lighting Scheme (re-discharge)

This condition was previously discharged by CDN/24/0477

The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied.
Please find enclosed the following:

- RODSTA-AME-XX-ZZ-CA-E-63003 C01 - External Lighting Calculations
- RODSTA-AME-ZZ-ZZ-DR-E-61010 C14 - External Ducting Layout
- RODSTA-AME-ZZ-ZZ-DR-E-63010 C03 - External Lighting Layout
- RODSTA-AME-ZZ-ZZ-TS-E-50005-C03 External Lighting details

Condition 23 - Townhouse cycle and refuse storage

Prior to the first occupation of the development, the siting, scale and appearance of the external cycle and refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

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The cycle storage arrangements for apartment buildings A and B shall be carried out in accordance with drawings RODSTA-BUT-A-00-DP-A-01005 - PL2 and RODSTA-BUT-B-00-DP-A-01014 - PL2 stamped as received by the City Council, as Local Planning Authority, on the 10 August 2022.

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

NMA#5 (ref. 142628/NMC/2025) proposes to remove the cycle storage from the townhouses. The bin store details only are therefore included in this application for discharge.

Please find enclosed the following:

- RODSTA-BUT-ZZ-00-DP-A-90001 Boundary Wall Typical Details - Sheet 2 C01
- RODSTA-BUT-XX-XX-VS-A-01082 - Visual 3 - Jersey Street View PL1

Condition 24 - Highway Works

Prior to the first occupation of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site. These footway improvements/reinstatement works shall include details of materials (including the use of high quality material including natural stone where appropriate and in line with the Poland Street Zone Public Realm Strategy (2022). This relates to the footways along Jersey Street, Rodney Street and Butler Street.
- Stopping up of Wadeford Close including creation of No Waiting at Any Time Restrictions and creation of a loading bay;
- Alterations to the highway to form access from Butler Street including provision of appropriate tactile paving and dropped kerbs.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Please find enclosed the following:

- 18321-HYD-XX-XX-DR-D-0100_S278 General Arrangement_P5
- 18321-HYD-XX-XX-DR-D-0101_S278 Redline Boundary_P1
- 18321-HYD-XX-XX-DR-D-0110_S278 Swept Path Analysis 1 P1
- 18321-HYD-XX-XX-DR-D-0111_S278 Swept Path Analysis 2 P1
- 18321-HYD-XX-XX-DR-D-0150_S278 Proposed Contour Plan P1
- 18321-HYD-XX-XX-DR-D-0200_S278 Site Clearance Works P5
- 18321-HYD-XX-XX-DR-D-0700_S278 Pavement and Verge Plan_P5

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- 18321-HYD-XX-XX-DR-D-1100_S278 Kerb Plan_P6
- 18321-HYD-XX-XX-DR-D-1200_S278 Road markings and traffic signage_P04

Condition 25 - TRO

Prior to the first occupation of the development hereby approved, a scheme of Traffic Regulation Order(s) (TROs) for the streets surrounding the development in Ancoats and Miles Platting shall be submitted for approval in writing by the City Council, as Local Planning Authority. The submitted scheme shall include an explanation as to the extent of the TRO(s) proposed and timescale for implementation.

The approved scheme shall be implemented in line with a timetable agreed in writing with the City Council as Local Planning Authority.

Please refer to the plans listed for condition 24

Condition 26 - Stage 1 Road Safety Audit and Servicing plan for Building B (re-discharge)

This condition was previously discharged by CDN/23/0617

Prior to any above ground works, a Stage 1 Road Safety Audit and servicing plan for building B shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall detail the servicing and reversing distances for this building together with appropriate mitigation dependant on the outcome of the Road Safety Audit. Any approved mitigation shall be implemented prior to the first occupation of building B and thereafter retained and maintained for as long as the building is in use.
Please find enclosed the following:

- PC5358-RHD-ZZ-XX-RP-SA-0007-Rodney Street, Manchester_RSA 2_Final July 2024

Condition 41- Landscape Management Plan

Prior to the first occupation of the development hereby approved, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. 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.

Please find enclosed the following:

- RODSTA-LYR-XX-XX-RP-L-003-00 Landscape Management Plan.

I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely



Kate Limbert
Planner
+44 01132808063
kate.limbert@avisonyoung.com
For and on behalf of Avison Young (UK) Limited