

20 February 2025

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
PO Box 532
M60 2LA

FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to Discharge Conditions 10, 13, 15(a), 16, 17, 18, 20(a), 22, 24, 25, 26, 32(a), 33(a), 34(a), 36(a), 37(a), 40(a), 41(a) and 41(b) attached to Planning Permission Ref. 138126/OO/2023

On behalf of John Graham Construction Ltd., please find enclosed an application to fully discharge Conditions 10 (Bat Safeguarding), 13 (BNG Mitigation and Enhancement), 16 (Archaeology), 17 (Demolition Management Plan), 18 (CEMP), 22 (Drainage), 24 (Off-Site Highway Works), 25 (EV Charging) and 26 (Deliveries and Servicing) and partially discharge Conditions 15a (Local Labour), 20a (Contamination), 32a (External Lighting), 33a (Acoustic Insulation), 34a (Acoustic Insulation), 36a (Waste Storage and Disposal), 37a (Air Quality), 40a (Energy Strategy and ESS), 41a and 41b (TV Reception) attached to Planning Permission Ref. 138126/OO/2023.

Background

On 19 January 2024, Outline Planning Permission was granted for the phased redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms with associated facilities.

The description of development as stated on the Decision Notice is as follows:

“Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq

m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads”.

Discharge of Conditions

This Discharge of Condition application is now being submitted to discharge Conditions 10, 13, 15 (a), 16, 17, 18, 20(a), 22, 24, 25, 26, 32(a), 33(a), 34(a), 36(a), 37(a), 40(a), 41(a) and 41(b) attached to this Outline Planning Permission.

The application is submitted alongside a Reserved Matters Application (RMA) (Planning Portal Ref. PP-13783221) pursuant to Outline Planning Permission Ref. 138126/OO/2023. This RMA covers the entirety of the Outline Planning Permission red line boundary, and provides details on appearance, landscaping, layout and scale of the development.

Table 1, below, outlines each condition to be discharged under this application, and provides details as to the information submitted to meet requirements.

Table 1- Conditions to be discharged.

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 10 - Bat Safeguarding <i>The removal of any tree with bat roosting potential as identified in the Ecological Constraints and Opportunities Report- Buro Happold ref. 0053454 shall not in any circumstances occur until further information on how bats shall be safeguarded has been provided to and agreed in writing by the local planning authority. Works shall be undertaken in accordance with the agreed details.</i>	• Bat Dusk Emergence Survey (Doc Ref: RID002-002-003/001/001), prepared by Thomson Environmental Consultants. • Further Bat Assessment Report (Doc ref: GRA001-013-001/003/002), prepared by Thomson Environmental Consultants. • Invasive Non-Native Species Survey and Method Statement (Doc ref: GRA001-013-001/004/001), prepared by Thomson Environmental Consultants. Chapter 6 of the Bat Dusk Emergence Survey and Further Bat Assessment Report outline several bat safeguarding and mitigation measures, that will be followed as part of the proposed demolition and construction works. Further details regarding these recommendations and mitigation measures will be set out in the upcoming Natural England European Protected	Full Discharge.

Condition Wording	Documents Submitted	Partial or Full Discharge
	Species (EPS) Mitigation Licence that will be submitted to Natural England, prior to demolition. In summary, proposed mitigations include: • Retaining and protecting trees that have potential to support roosting bats. Note, only two trees identified to have roosting potential will be lost as a result of the proposed development. These will be inspected during survey season. • A combination of roost exclusion and soft demolition of the roof and all suitable roosting features under supervision of a licenced bat ecologist. • Installation of bat box features. • Replacement bat roosts will be provided within new buildings to ensure alternative roosting opportunities exist, to compensate the loss of roosts.	

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 13 - BNG Mitigation and Enhancement <i>Prior to any phase of development including demolition and vegetation clearance commencing (excluding Phase 1a as identified on drawing reference Phase One A - Owens Park Planned Demolition Figure 2) a biodiversity mitigation and enhancement implementation and management strategy for all phases shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall include:</i> <i>Habitat creation and management covering a 30 year period from the implementation of each phase;</i> <i>Bird nesting proposals based on species likely to colonise the site;</i> <i>Bat mitigation and enhancement strategy and;</i> <i>Other Wildlife</i> <i>The development shall be carried out in accordance with the approved plan.</i>	• Biodiversity Net Gain Strategy (Doc Ref: GRA001-013-001/002/001 002) prepared by Thomson Environmental Consultants. • Biodiversity Monitoring and Management Plan (BMMP) (Doc Ref: GRA001-013-001/002/001 002) prepared by Thomson Environmental Consultants. • Bat Dusk Emergence Survey (Doc Ref: 241007 RID002-002-003 Bat Survey Report Final) • Further Bat Assessment Report (Doc ref: 241025 GRA001-013-001 Further Bat Assessment Report Final) • Landscape Statement (Doc ref: UMRP-LAP-XX-00-RP-L-30000), prepared by Landscape Projects. The Biodiversity Net Gain Strategy submitted alongside this application confirms that an uplift of at least 10% can be achieved on-site. In relation to (1), the submitted BMMP provides details of the proposed habitat creation and outlines how habitat creation will be managed over a 30-year	Full Discharge.

Condition Wording	Documents Submitted	Partial or Full Discharge
	period. Chapter 3 outlines the habitats to be created, and how these will be managed. This should be read in conjunction with the Section 3.3.5 of the Landscape Statement. In relation to (2) and (4), Chapter 5 of the BMMP identifies features that will be incorporated into the Proposed Development to benefit species groups such as birds, bats and terrestrial invertebrates. Chapter 5 also outlines measures to avoid creating barriers to hedgehog movement. In relation to (3), Chapter 6 of the Bat Dusk Emergence Survey and Further Bat Assessment Report outline several bat safeguarding and mitigation measures, that will be followed as part of the proposed demolition and construction works, as well as throughout the operation of the development.	
Condition 15a - Local Labour <i>a) Prior to the commencement of the development of any phase of development (excluding the demolition of buildings within Phase 1a as</i>	Local Benefits Proposal (<i>Doc ref: Planning Condition 15a - Local Benefits Proposal</i>), prepared by Graham.	Partial discharge in relation to part (a).

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>identified on drawing 'Phase One A -Owens Park Planned Demolition Figure 2'), details of a Local Benefit Proposal in relation to that phase which demonstrates commitment to recruit local labour for the duration of the construction of the phase of development, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the phase of development to which it relates to. 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.</i> <i>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.</i>	The Local Benefits Proposal includes measures proposed to recruit local people including apprenticeships and mechanisms for the implementation and delivery of the Local Benefits Proposal. It also includes measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.	
Condition 16- Archaeology <i>No development works (excluding demolition) shall take place within any phase of development until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works relating to that phase in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:</i>	• Written Scheme of Investigations (WSI) (Doc Ref: 61014_Project-Design_Owens-Park-Fallowfield-Manchester_Evaluation) prepared by Civic Heritage. • Agreed Work Order between Graham and Civic Heritage (Doc Ref: A253731).	Full Discharge

Condition Wording	Documents Submitted	Partial or Full Discharge
1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation trenching; - pending the results of the above, an open-area excavation (subject to a revised WSI). 2. A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	The WSI provides an overview of the historic background of the site, aims and objectives of the excavation, a method statement, programme and staff proposals. The WSI confirms that only landscaping and earthmoving activity could cause some damage to any below-ground remains surviving within the site. To mitigate against any impacts, the report suggests an archaeological evaluation be undertaken to better inform the site's archaeological potential. The Work Order, between Graham and Civic Heritage, demonstrates that Civic Heritage has been instructed to secure the implementation of works outlined within the WSI.	
Condition 17- Demolition Management Plan <i>Prior to the commencement of demolition works including site and vegetation clearance within any phase of development, a demolition management plan outlining working practices shall be submitted to and approved in writing by the City Council as local planning authority, which for the avoidance of doubt shall include:</i> 1. Measures to control noise and vibration;	• Demolition Management Plan (Doc ref: <i>DEMP - February 17 2025</i>), prepared by Graham. The Plan details the specific demolition environmental risks, and proposed environmental management mitigation, in accordance with legislative and other	Full Discharge Note, Condition 17 has been partially discharged in relation to Phase A of this development

Condition Wording	Documents Submitted	Partial or Full Discharge
2. <i>Method statement for the removal, storage, and timescale for the submission of a scheme for the re-use of features within the site identified as being of heritage value within the approved Heritage, Townscape, Visual, Impact Assessment</i> 3. <i>Dust and smoke suppression measures;</i> 4. <i>Sheeting of construction vehicles.</i> 5. <i>Avoidance strategy for nesting birds,</i> 6. <i>Management of mammals and hedgehog,</i> 7. <i>the phasing and quantification / classification of vehicular activity associated with the demolition</i> 8. <i>Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway;</i> 9. <i>A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site;</i> 10. <i>Contractor parking provision.</i> <i>The demolition works shall only be carried out in accordance with the approved management plan.</i>	requirements and construction industry best practice. It covers all elements of Condition 17 in addition to information regarding the demolition programme, working hours, traffic management, local labour agreements, waste management plan, and emergency response plans.	(Application reference: CDN/24/0052).
Condition 18- CEMP <i>Prior to the commencement of construction works including any site or vegetation clearance within any phase of development, a construction and environmental management plan outlining working practices in relation to that phase, shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include:</i>	Construction and Environment Management Plan (CEMP) (<i>Doc ref: UOMFC-CEMP-001</i>) prepared by Graham. The submitted CEMP addresses all requirements outlined under Condition	Full Discharge

Condition Wording	Documents Submitted	Partial or Full Discharge
1. <i>Measures to control noise and vibration;</i> 2. <i>Dust suppression measures;</i> 3. <i>Sheeting of construction vehicles.</i> 4. <i>Avoidance strategy for nesting birds.</i> 5. <i>Management of mammals and hedgehog.</i> 6. <i>The phasing and quantification / classification of vehicular activity associated with the construction.</i> 7. <i>Utility works and associated traffic management</i> 8. <i>Commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.</i> 9. <i>Contractor parking provision.</i> 10. <i>A highway dilapidation survey, the survey should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.</i> <i>The development shall be carried out in accordance with the approved management plan.</i>	18, including measures to control noise, vibration, and dust, protocols for sheeting construction vehicles, strategies for protecting nesting birds, mammals, and hedgehogs, a detailed phasing and quantification of vehicular activity, management of utility works and associated traffic, evidence of satisfactory routeing within the site and adjacent highways, provisions for contractor parking, and a comprehensive highway dilapidation survey with photographic evidence.	
Condition 20a- Contamination <i>a) Before the development within each phase commences, with the exception of demolition and site clearance, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current</i>	• Ground Conditions Phase 1 Desk Study Report (<i>Doc ref: UoMF-BH-XX-XX-RP-GE-0001</i>) prepared by Buro Happold. • Details of Proposed Additional Ground Investigation Works (<i>Doc ref: 03847AB_L_003A_JMB-GI</i>), prepared by Coffey Geotechnics Ltd.	Partial discharge in relation to part (a)

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>guidance document (Planning Guidance in Relation to Ground Contamination). In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.</i> <i>b) When the phase of development commences, that phase of development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with</i>	• Unexploded Ordnance Risk Assessment (Doc Ref. DA20699-00), prepared by 1st Line Defence. The Phase 1 Desk Study Report suggests low to moderate risk to demolition/ construction workers and degradation of water quality from made ground/ demolition debris. It also recommends preparing a UXO desk study to provide a thorough assessment of UXO risk on site advise on mitigation measures. This is also submitted alongside this application. The accompanying Letter provided by Coffey Geotechnics Ltd outlines a scope for additional ground investigation works.	

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</i>		
Condition 22 - Drainage <i>Prior to the commencement of development within each phase with the exception of demolition and site clearance, a surface water drainage scheme prepared in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards shall be submitted to and approved in writing by the City Council as local planning authority. The submitted scheme shall set out the drainage strategy for the whole site and shall include the following:</i> <i>1. A finalised drainage layout showing all components, outfalls, levels and connectivity;</i> <i>2. - Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;</i> <i>3. Progression through the drainage hierarchy shall be evidence based and supported by site investigation and feasibility study. Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.</i> <i>4. Details of surface water attenuation that offers a reduction in surface water runoff rate to the following criteria: discharge to the Fallowfield Brook ordinary watercourse shall achieve Greenfield rates (either by direct connection or by outfall from public surface water sewer into the brook).</i>	• Drainage Strategy (Doc ref: UMRF-KRD-XX-XX-RP-C-00500-REV-F)) prepared by Kennedy Redford. • Proposed Drainage Sheet 1 of 2 Doc ref: UMRF-KRD-XX-XX-DR-C-00501), prepared by Kennedy Redford. • Proposed Drainage Sheet 2 of 2 Doc ref: UMRF-KRD-XX-XX-DR-C-00502), prepared by Kennedy Redford. • Drainage Details Sheet 1 of 2 Doc ref: UMRF-KRD-XX-XX-DR-C-00540), prepared by Kennedy Redford. • Drainage Details Sheet 2 of 2 (Doc ref: UMRF-KRD-XX-XX-DR-C-00541), prepared by Kennedy Redford. The Drainage Strategy Report includes a site overview, proposed drainage strategy, flood risk summary and maintenance strategy of foul and surface water drains. We are only providing an indicative drainage layout in this application. A final plan with construction level data	Part discharge in relation to points 2, 3, 4, 5, 6, 7, 8, 9.

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>Discharge to the combined public sewer shall achieve at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield rates, as the site is located within the Levenshulme Fallowfield Critical Drainage Area;</i> 5. <i>Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;</i> 6. <i>Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;</i> 7. <i>Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.</i> 8. <i>Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.</i> 9. <i>Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall</i>	will be submitted prior to commencement of development.	

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.</i> <i>10. Where surface water is connected to ordinary watercourse, any works within or adjacent to the watercourse that would affect it would require consent from Manchester City Council as Lead Local Flood Authority.</i> <i>11. Where surface water is connected to ordinary watercourse, evidence of pollution control measures (preferably through SuDS) is required.</i> <i>12. Hydraulic calculation of the proposed drainage system.</i> <i>13. Construction details of flow control and SuDS elements.</i> <i>The development shall be carried out in accordance with the agreed details.</i>		
Condition 24- Off-Site Highway Works <i>Prior to the commencement of development in each phase with the exception of the demolition of buildings within Phase 1a as identified on drawing 'Phase One A - Owens Park Planned Demolition Figure 2', full details of all necessary off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works could include:</i> <i>1. Required amendments to TRO's to protect visibility splays</i> <i>2. Full technical details of all vehicular and pedestrian accesses, associated tactile paving, dropped kerbs etc</i> <i>3. Reinstatement of any footway or amended redundant accesses.</i> <i>4. The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed works.</i>	Off-Site Highway Works Report (Doc ref: 0062342-BHE-XX-XX-RP-TP-0020), prepared by Buro Happold. The Report provides details of all off-site highway works. These include retention of existing vehicular entrance from Owens Park for emergency vehicles and move-in/out activity, and alterations to public highway on Wilmslow Road (north). Limited vehicular access and minor layout adjustments are proposed for Moseley Road.	Full Discharge.

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 25 - EV Charging <i>Prior to the commencement of development in each phase, with the exception of demolition and site clearance, full details of electric car charging points to be installed with that phase of development shall be submitted to and agreed in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of that phase of development and retained thereafter.</i>	• Transport Assessment (Doc ref: 0062342-BHE-XX-XX-RP-TP-0010), prepared by Buro Happold. The Assessment confirms that charging facilities will be provided to 20% of 17 proposed car parking spaces, and that infrastructure shall be provided to allow all the proposed parking spaces within the development to have the facilities for EV charging in the future. Infrastructure will include adequate incoming mains services to account for potential vehicle charging, space with boards and switches to allow installation of vehicle charging. Duct networks and wireways will be sized and installed to allow installation of cabling and equipment for electrical charging.	Full Discharge.
Condition 26 - Deliveries and Servicing <i>Prior to the commencement of development in each phase, with the exception of demolition and site clearance, a Delivery and Servicing Management Strategy for that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient</i>	• Delivery and Servicing Management Strategy (DSMS) (Doc ref: 0062342-BHE-XX-XX-RP-TP-0030), prepared by Buro Happold. A DSMS has been produced to provide a	Full Discharge.

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>use of any internal loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:</i> <i>1. Designated delivery drop-off points</i> <i>2. Delivery and servicing hours for the site</i> <i>3. Provision of clear signage in common areas to guide delivery drivers to the drop-off point;</i> <i>4. Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;</i> <i>5. Establish specific delivery hours for residents of the development where possible;</i> <i>6. Periodically review how the drop-off process is working and encourage resident feedback;</i> <i>7. Set up a secure delivery holding area within the development; and</i> <i>8. Monitor Security Concerns.</i> <i>The development shall operate in accordance with the agreed strategy.</i>	framework for managing goods and vehicle movements to/from the site, which will enable delivery and servicing activity to be sustainably managed and to minimise impact on the local environment, residents and amenity and the operation of highway and transport infrastructure in terms of safety and capacity. The DSMS provides all details required by virtue of Condition 26.	
Condition 32a - External Lighting <i>a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, an external lighting scheme in relation to that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The scheme shall be designed so as to control glare and light overspill onto nearby residential properties and in line with best practices to avoid impacts on nocturnal animals.</i> <i>b) Prior to occupation of the respective phase of development, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of</i>	Lighting Strategy (<i>Doc ref: UMRF-LAP-XX-00-DR-L-00011 REV P4</i>), prepared by Landscape Projects. The submitted Lighting Strategy, covering all phases of development, shows the location of all lighting elements (including columns, bollards, building mounted and street lighting). The proposed Lighting Strategy has been designed to ensure safety across the	Partial discharge in relation to part (a).

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.</i>	Site, whilst reducing glare and light overspill. Lighting within perimeter woodland areas and in the vicinity of internal bands of trees is minimal, and has been designed to avoid light spill on to, or illumination of, artificial bat roost boxes and associated vegetation which are used as flightlines. There will be no building mounted lights facing these bands of trees. Elsewhere all post mounted fittings are to downlight the public realm with no upward light spill or directional lighting into bedroom windows. Within the courtyard garden areas, the lighting will be low bollard-style lighting.	
Condition 33a- Acoustic Insulation <i>a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for the acoustically insulation of buildings to limit the breakout of noise in accordance with a noise study of the buildings and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences.</i>	Noise Impact Assessment (<i>Doc ref: UMRF-CDL-XX-XX-RP-O-45010 P02</i>), prepared by Cundall. Based on predicted noise levels, suitable specifications have been provided for façade / glazing elements. The assessment has found that standard double glazing will be suitable, and	Partial discharge in relation to part (a)

Condition Wording	Documents Submitted	Partial or Full Discharge
b) <i>Prior to the occupation of the relevant phase of development a verification report shall be submitted to and agreed in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. The report shall also undertake post completion testing to confirm that acceptable 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 agreed noise criteria.</i>	thermal requirements of proposed glazing systems should see acoustic criteria achieved by default. <i>An initial noise assessment based on preliminary plant selection has been undertaken. This has found slight exceedances of current external plant, and therefore further mitigation is required through the design process. The mitigation measures outlined herein are considered achievable through design, and it is therefore considered that the assessment of plant noise feasibility demonstrates plant noise can be controlled to suitable levels to nearby receptors.</i>	
Condition 34a- Acoustic Insulation a) <i>Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for acoustically insulating the proposed residential accommodation against noise from Wilmslow Road and Moseley Road in relation to that phase 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.</i>	• Noise Impact Assessment (<i>Doc ref: UMRF-CDL-XX-XX-RP-O-45010 P02</i>), prepared by Cundall. Chapter 4 of the Noise Impact Assessment considers road traffic noise propagation, specifically from Wilmslow Road and Mosley Road.	Partial discharge in relation to part (a).

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.</i> <i>The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied within each relevant phase. Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary.</i> <i>b) Prior to first occupation of the residential units within each phase, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved scheme. 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.</i>	Daytime noise levels incident on proposed buildings are up to 59 dBA for façades facing primary noise sources, and these levels reduce the further away and/or more shielded from primary noise sources proposed buildings are. Noise levels reduce to below 30 dBA for the façades least affected by the surrounding noise sources. Night-time noise levels incident on proposed buildings are up to 58 dBA for façades facing Mosley Road, as the survey found noise levels along this road do not significantly drop off over the night-time period. These levels reduce the further away and/or more shielded from primary noise sources proposed buildings are. Noise levels reduce to 25 dBA for the façades least affected by the surrounding noise sources. Based on these predicted noise levels, a suitable specification has been provided for glazing elements.	
Condition 36a- Waste Storage and Disposal	Operational Waste Management Strategy (Doc ref: 0062342-BHE-XX-	Partial discharge in relation to part (a).

Condition Wording	Documents Submitted	Partial or Full Discharge
a) <i>Prior to the commencement of development within each phase, with the exception of demolition and site clearance, a scheme for the storage and disposal of refuse in relation to that phase shall be submitted to and approved in writing by the City Council as local planning authority.</i> b) <i>The details of the approved scheme shall be implemented as part of that phase of development and shall remain in situ whilst the use or development is in operation.</i>	<i>XX-RP-OWMP-0001), prepared by Buro Happold.</i> The Strategy summarises the expected waste generation and composition for the proposed development. Based on the expected waste forecast and review of relevant waste policy and guidance at a national, regional and local level, a plan for the segregation, storage and collection of waste has been developed. The proposed collection plan for the 232,000 litres of waste generated includes the segregation of waste into a minimum of residual, paper/cardboard, mixed dry recycling and food waste streams in line with current and future policy direction. All wastes are to be stored in wheeled bins within ground floor storage rooms and collected by a rear-loader waste vehicle throughout the Site. It should be noted that this Strategy has been agreed with MCC Waste Officers, via a meeting held on 15 January 2025.	

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 37a - Air Quality <i>a) Prior to commencement of development within each phase, with the exception of demolition and site clearance, an exposure assessment together with any mitigation measures to safeguard local air quality in relation to that phase shall be submitted to and approved in writing by the City Council as local planning authority.</i> <i>b) Prior to occupation of the relevant phase of development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation</i>	Air Quality Exposure Assessment (Doc ref: 062342-BHE-YM-XX-RP-DR02), prepared by Buro Happold. The Assessment predicts NO2, PM10 and PM2.5 concentrations at future building facades, for the opening year 2027, when the first blocks will be occupied. The modelled results show that the UK Air Quality Objectives (AQOs) will not be exceeded at any future receptor locations. Furthermore, the PM2.5 concentrations are modelled to be in compliance with the annual average PM2.5 target concentration, which is more stringent than the current AQO. As the AQOs will not be exceeded on-site, no further mitigation is deemed to be required and it is considered that the future users have been safeguard against air pollution.	Partial discharge in relation to part (a).
Condition 40a- Energy Strategy and ESS <i>a) Prior to the commencement of development within each phase, with the exception of demolition and site clearance, an updated Energy Strategy (ES)</i>	Environmental Standards Statement and Energy Strategy (Doc ref: UMRF-BHE-ZZ-ZZ-RP-O-00001 Rev. 03)), prepared by Buro Happold and RPS.	Partial discharge in relation to part (a)

Condition Wording	Documents Submitted	Partial or Full Discharge
<i>and Environmental Standards Statement (ESS) shall be submitted to and agreed in writing by City Council.</i> <i>b) Within 3 months of the completion of the relevant phase of development a verification statement/ certification shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures within the submitted ES and ESS.</i>	The Environment Standards Statement states that the development is actively targeting and achieving the required environmental standards in line with the planning policy and aims to align with the carbon reduction requirements of the building regulations. The Energy Strategy Statement states that the development will meet BREEAM Excellent and Passivhaus standards. The design of the MEP services will also achieve significant betterment to the requirements of Building Regulations Approved Document L (to at least the minimum requirement in line with Ene01 for BREEAM Excellent and EPC rating A).	
Condition 41a, 41b- TV Reception <i>Prior to the commencement of development within each phase, with the exception of demolition and site clearance, studies containing the following with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority:</i>	TV Reception Survey (<i>Doc ref: 11/02/2025), prepared by GTech Surveys Limited.</i> The TV Survey report states that whilst widespread interference to Freeview reception is not expected, the Proposed Development may cause reception degradation for receptors located	Partial discharge in relation to part (a) and (b).

Condition Wording	Documents Submitted	Partial or Full Discharge
a) <i>Identify, before the development of the phase commences, the potential impact area in which television reception is likely to be adversely affected by the development. The study shall be carried out either by the Office of Communications (OFCOM), or by a body approved by OFCOM and shall include an assessment of when in the construction process an impact on television reception might occur.</i> b) <i>Measure the existing television signal reception within the potential impact area identified in (a) above before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Independent Television Commission and shall include an assessment of the survey results obtained.</i> c) <i>Assess the impact of the development on television signal reception within the potential impact area identified in above within one month of the practical completion of the relevant phase of development or before the relevant phase of development is first occupied, whichever is the sooner, and at any other time during the construction of the relevant phase of development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in (b) above. The measures identified must be carried out either before the building is first occupied within each phase of development or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.</i>	immediately southeast of the Site. If any interference occurs, simple and cost-effective antenna betterment should restore the optimal reception of all DTT services. Due to lack of satellite dishes in any theoretical signal shadow zone, the Proposed Development will not cause any interference to local digital satellite television reception. As per Condition 41 (c), the impact of the development on television signal reception within the potential impact area will be assessed within one month of the practical completion of the relevant phase of development or before the relevant phase of development is first occupied, whichever is the sooner, and at any other time during the construction of the relevant phase of development if requested in writing by the City Council.	

Condition Wording	Documents Submitted	Partial or Full Discharge

Application Submission

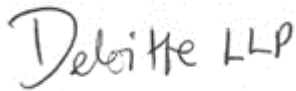
The application is submitted alongside the reports highlighted in Table 1, alongside the application form and requisite fee.

The application has been submitted through the Planning Portal (Ref. PP-13753730).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 10, 13, 15 (a), 16, 17, 18, 20(a), 22, 24, 25, 26, 32(a), 33(a), 34(a), 36(a), 37(a), 40(a), 41(a), (b) as outlined above.

If you require any further details, please do not hesitate to contact Kelly McCann (kmccann@deloitte.co.uk / +44 161 455 6671) or Ragini Dutta (raginidutta@deloitte.co.uk / +44 330 138 6276).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP