

2nd January 2025

Delivered via Planning Portal

Holly Wright
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Holly,

APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4 AND 34 ATTACHED TO PLANNING PERMISSION REF. 135544/FO/2022 - 466-472 MOSS LANE EAST

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition nos. 4 and 34 attached to planning permission ref. 135544/FO/2022 which was approved by Manchester City Council ('the Council') on 24th November 2023. This application is submitted via Planning Portal (ref. PP-13668424) accompanied by the requisite planning fee of £145.00.

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation".

The Council is currently in the process of determining a range of proposed design changes to these consented development under application refs. 139659/JO/2024 and 139660/JO/2024.

Condition 4

Condition 4 relates to the requirements of a Demolition Management Plan and Construction Management Plan – part (a) and (b) respectively. A DMP and CMP have been approved by the Council

Transmission, 6 Atherton Street
Manchester
M3 3GS

T 0161 233 7676 [turley.co.uk](https://www.turley.co.uk)

pursuant to applications refs. CDN/24/0671 and CDN/24/0831 respectively, however in the case of the former the decision letter states:

“This information is acceptable for demolition works to commence on the proviso that a date stamped photographic dilapidation survey of highways and footways in the vicinity of the site together with a confirmation of the date demolition works commence are submitted for approval in writing to the City Council as Local Planning Authority within 1 month of demolition commencing.”

The following documents have therefore been submitted in support of this application in order to satisfy the outstanding requirements of condition 4:

- Dilapidation Survey report prepared by Sightsafe
- Existing Site Plan Dilapidation Survey Markup
- Pre-demolition photographs

Condition 34

Condition 34 relates to the potential loss of ‘family units’ and states:

“Prior to commencement of development, should any families be resident within the existing buildings, a scheme for their permanent relocation shall be submitted to and approved in writing by the Local Planning Authority. For the purpose of this condition the term family shall be defined as one or more individuals up to the age of 18 and one or more carer/ parent resident within the same residential unit.”

Given the absence of any residents which would fall within the above category it is not considered that this condition has been triggered, however for the avoidance of doubt the following document has been provided in order to satisfy condition 34:

- Planning Condition 34 Response

I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Steven Healey
Senior Planner

steven.healey@turley.co.uk