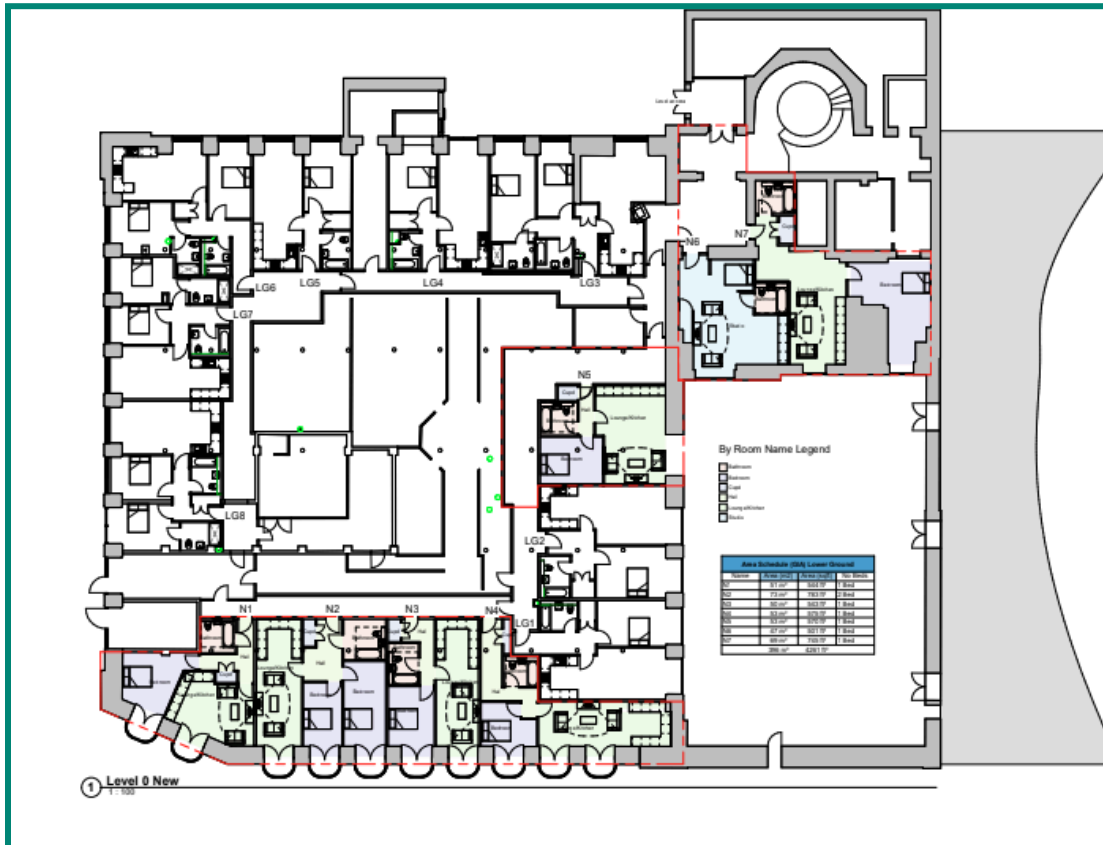


## SUPPORTING STATEMENT

November 2024

### DISCHARGE OF CONDITIONS 5, 6, 7, 8, 9, 10, 11 and 12 ON PLANNING APPLICATION 138806/FO/2023





## CONTENTS

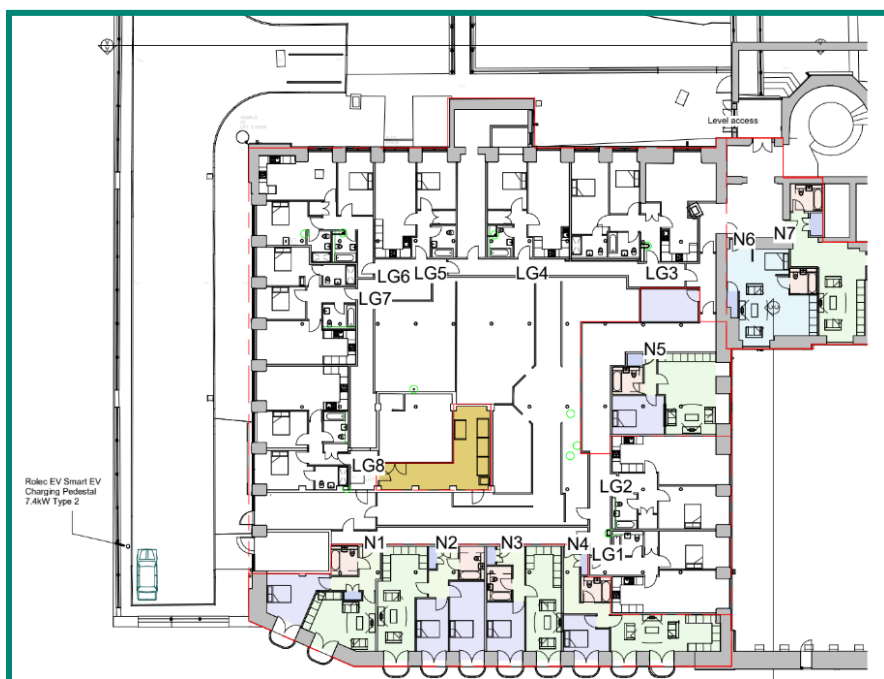
|                                                  |    |
|--------------------------------------------------|----|
| 1. INSTRUCTIONS                                  | 3  |
| 2. CONDITION 5 - ELECTRIC CAR CHARGING POINT     | 3  |
| 3. CONDITION 6 - CYCLE STORE LAYOUT              | 4  |
| 4. CONDITION 7 - ENVIRONMENTAL COMPLIANCE REPORT | 5  |
| 5. CONDITION 8 - REFUSE STORAGE                  | 5  |
| 6. CONDITION 9 - BIODIVERSITY ENHANCEMENT PLAN   | 6  |
| 7. CONDITION 10 - SECURED BY DESIGN              | 7  |
| 8. CONDITION 11 - ACOUSTIC INSULATION            | 8  |
| 9. CONDITION 12 - CONSTRUCTION MANAGEMENT PLAN   | 8  |
| 10. CONCLUSION                                   | 10 |

## 1. INSTRUCTIONS

- 1.1. MacMarshalls Rural Chartered Surveyors & Planning Consultants are instructed on behalf of Mr Harrison, herein referred to as the 'applicant', to submit a planning application to discharge conditions 5, 6, 7, 8, 9, 10, 11 and 12 on planning application 138806/FO/2023.

## 2. CONDITION 5 - ELECTRIC CAR CHARGING POINT

- 2.1. This condition states:
- *Prior to the first occupation of the development hereby approved, full details of an electric car charging point shall be submitted for approval 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 the apartments and retained thereafter.*
  - *Reason - In the interest of air quality pursuant to policy EN16 of the Manchester Core Strategy.*
- 2.2. An electric car charging point has been proposed to the south west of the site plan. The type of charging point is proposed to be 'Rolec EV Smart EV Charging Pedestal 7.4kW Type 2'.
- 2.3. This is shown in the excerpt of the Electric Charging Point Condition 5 plan below, the full plan is attached to the submission.



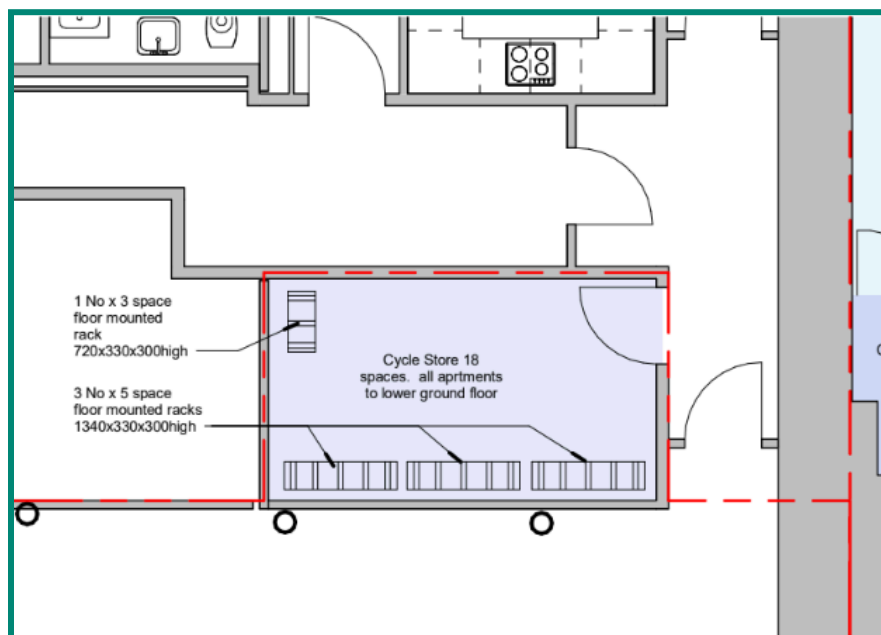
### 3. CONDITION 6 - CYCLE STORE LAYOUT

3.1. This condition states:

- *Notwithstanding details submitted, no part of the development hereby approved shall be occupied until full details of the space and facilities for bicycle parking have submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed cycling parking space and facilities shall be implemented as part of the development and retained thereafter.*
- *Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.*

3.2. The excerpt of the plan below shows the positioning of the proposed bicycle parking. It is positioned so will be accessible by all the ground floor apartments, and there is enough proposed that will be sufficient for the residents and meets the policy guidelines.

3.3. Below shows the type of bicycle storage which will be used. This is a standard issue cycling storage and will fit the necessary requirements.



#### 4. **CONDITION 7 - ENVIRONMENTAL COMPLIANCE REPORT**

4.1. This condition states:

- *Prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The development shall only be implemented in accordance with the agreed measures.*
- *Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.*

4.2. The Environmental Regulations Compliance Report is crucial for ensuring that a property adheres to legal energy efficiency and environmental standards. Addressing these issues is vital to comply with regulatory requirements and avoid penalties or delays in project completion. Compliance also promotes environmental sustainability by reducing carbon footprints and energy consumption. This aligns with broader goals to combat climate change and supports responsible building practices

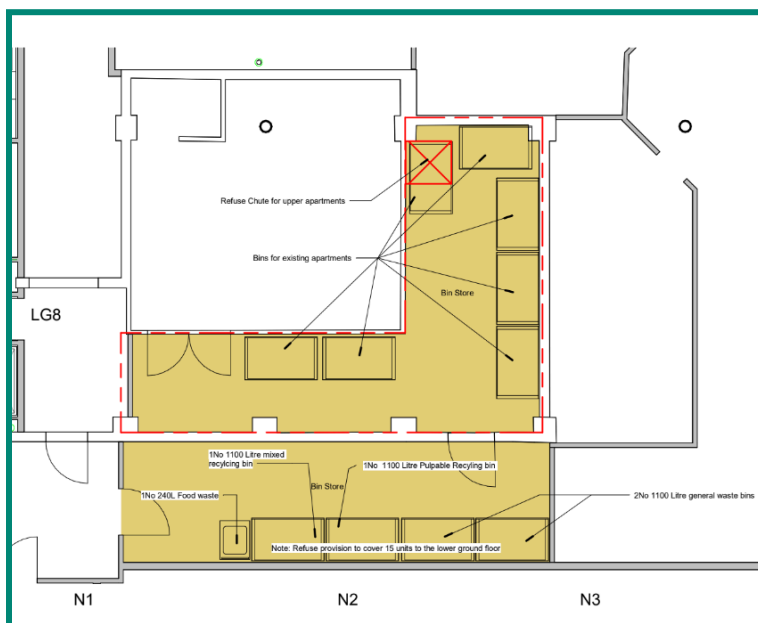
4.3. The Regulations Compliance Report for this application at Victoria Mill is attached to this submission.

#### 5. **CONDITION 8 - REFUSE STORAGE**

5.1. This condition states:

- *Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation*
- *Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.*

5.2. The attached refuse provision plan shows the proposed detailed scheme.



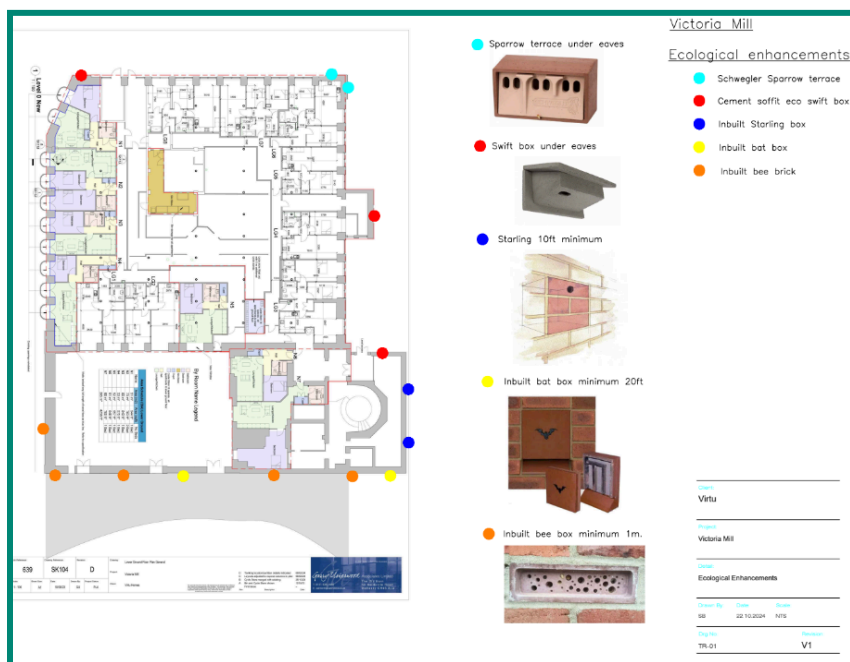
## 6. CONDITION 9 - BIODIVERSITY ENHANCEMENT PLAN

6.1. This condition states:

- *Notwithstanding details submitted, prior to above ground works for the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.*
- *Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).*

6.2. The planning application incorporates ecological enhancements to support local biodiversity, including the installation of bat and bird boxes on-site. These features provide safe nesting and roosting habitats, aiding in the conservation of species affected by habitat loss. Strategically positioned in undisturbed areas, the boxes are tailored to suit specific species, ensuring maximum ecological benefit. Additionally, the enhancements align with sustainability goals, fostering a richer urban ecology and contributing to the site's overall environmental value. Such measures demonstrate a commitment to integrating biodiversity into the development process.

6.3. The ecological enhancement plan is attached to this submission.



## 7. CONDITION 10 - SECURED BY DESIGN

7.1. This condition states:

- The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings, boundary treatment, gates and dusk till dawn lighting. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.
- Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

7.2. The attached security measures plan submitted with this application details the specifics relating to secure design. These include:

- All flats have video door entry control and security encrypted electronic key operation
- All flats to have intruder alarm system installed to meet the requirements of BS EN 50131
- Flat entrance doors to comply with Approved Document Q of the building regulations to PAS 24:2012.

7.3. Full details submitted on the submitted plan.

## 8. CONDITION 11 - ACOUSTIC INSULATION

8.1. *This condition states:*

- *a) Prior to the apartments hereby approved being occupied, a scheme for acoustically insulating the proposed residential accommodation against noise from Varley Street and James Street, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The potential for overheating shall also be assessed and the noise insulation scheme should take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the approved apartments are occupied.*
- *Reason - In order to safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Manchester Core Strategy.*

8.2. Proposed acoustic measures are proposed as advised in the acoustic report by Martin Environmental Solutions Ltd in the approved planning application 138806/FO/2023. These include:

- Double Glazed Units 6:12:6mm
- Trickle Acoustic Vents - Triton Trimvent Select S13

8.3. The attached Acoustic Provisions plan submitted with this application details the specifics.

## 9. CONDITION 12 - CONSTRUCTION MANAGEMENT PLAN

9.1. *This condition states:*

- *Notwithstanding the details submitted, prior to the commencement of development, a construction management/fit-out plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:*
  - *Measures to control noise and vibrations;*
  - *Dust suppression measures;*
  - *Compound locations where relevant;*
  - *Location, removal and recycling of waste;*
  - *Detail of an emergency contact telephone number;*
  - *Parking of construction vehicles; and*
  - *Sheeting over construction vehicles.*
  - *Loading and unloading of plant and materials;*
  - *Storage of plant and materials;*

- Site hoarding; scaffolding and acoustic fencing.

- The development shall only be carried out in accordance with the approved construction management/fit-out plan. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.
- Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

9.2. This attached Construction Management Plan (CMP) demonstrates compliance with the condition requiring a detailed plan approved by the City Council as the Local Planning Authority prior to the commencement of development. It addresses the following:

**Noise and Vibration Control:** Measures include restricting the use of heavy machinery to hours between 9:00 am and 5:00 pm and prohibiting radios on-site to minimise noise impact. Vibration-inducing activities will also be limited during sensitive times.

**Dust Suppression:** Demolition materials will be dampened, and stockpiles will be managed to reduce airborne dust. Wheel-washing facilities, including a hose pipe, will be provided for vehicles leaving the site.

**Compound and Storage Locations:** The site compound, including welfare facilities and waste skips, will be contained within designated areas, ensuring minimal disruption and efficient containment of materials.

**Waste Management:** Demolition materials will be regularly disposed of using licensed contractors, with waste transfer notes retained for verification. Recycling and reuse of materials, such as window frames, are prioritised where feasible.

**Emergency Contact:** An emergency contact number will be provided and displayed prominently to address any immediate concerns from residents or stakeholders.

**Construction Vehicle Parking:** Parking for site staff and operatives will be designated in the upper car park, keeping the lower tarmac area free for site vehicles and pedestrian walkways.

**Sheeting of Vehicles:** Construction vehicles transporting materials will be appropriately sheeted to prevent debris from escaping during transit.

**Loading/Unloading of Plant and Materials:** These activities will take place within the designated site boundary, minimising disruption and ensuring safety.

**Storage of Plant and Materials:** Storage will be confined to areas of the lower ground floor where no construction work is occurring to optimise space and safety.

**Site Hoarding, Scaffolding, and Acoustic Fencing:** Secure Heras fencing will demarcate the site, with additional barriers to create safe pedestrian walkways. Temporary structures will comply with acoustic requirements to mitigate noise impacts on nearby residents.

9.3. It therefore meets the condition requirements and should be discharged.

## 10. CONCLUSION

10.1.1. It is duly requested that conditions 5, 6, 7, 8, 9, 10, 11 and 12 on planning application 138806/FO/2023 are discharged based on the submitted information.

10.1.2. Please contact the author if you have any queries or require further details.

**Produced & signed by: Anna Taylor Ba (Hons)**

**Checked and approved by: Sophie Marshall BSc (Hons) PGDipSurv MRICS FAAV**

MacMarshalls Rural Chartered Surveyors & Planning Consultants

Hamill House

112-116 Chorley New Road

Bolton

BL1 4DH

01204 565660

This report has been prepared for the client by MacMarshalls Ltd with all reasonable skill, care and diligence, based on the information provided by the client and research undertaken as outlined in this report. This report (or any part of it) must not be reproduced without prior written approval by MacMarshalls Ltd.