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Our Ref: 04C201431/LS

Your Ref: 139860/JO/2024

16 December 2024

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 10A), 16 AND 20 RELATING TO FULL PLANNING APPLICATION 139860/JO/2024 AT CORNER OF RELIANCE STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 10a), 16 and 20 of planning permission 139860/JO/2024, which was approved by Manchester City Council on the 22 July 2024 and permits the following development:

> *"Variation of Conditions 2 (specified plans), 3 (construction management), 4 (contaminated land), 7 (external plant), 8 (plant verification), 9 (acoustics) and 11 (waste) and removal of condition16 (green roof) attached to planning permission 136359/FO/2023 to allow for omission of the biodiverse canopy and replacement with individual canopies, reduction in retail/commercial space, reduction in trees, reduction in cycle parking, increased spacing between car parking spaces, new servicing and loading bay, reduction of green space and inclusion of roof-mounted PV arrays"*

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 10a), Condition 16 and Condition 20.

Condition 10a) (External Lighting Scheme)

Condition 10 is worded as follows:

> *"10) a) Within three months of the commencement of development full details of an external lighting scheme of the site and development including an assessment of levels of illumination of the proposed scheme, shall be submitted to and agreed in writing by the City Council as local planning authority.*
>
> *b) Prior to the first use of the approved lighting scheme development a verification report shall be prepared and submitted to and agreed in writing by the City Council as local planning*

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authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light 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 criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Core Strategy."

Supporting Documentation

This planning application seeks to only discharge part a) of Condition 10. The following information is submitted to discharge Condition 10 a) only:

- Reliance Street Lighting Calculations (October 2024) STEON

Condition 16 (Green Roof Maintenance and Management Plan)

Condition 16 is worded as follows:

"16) Prior to the first occupation of the development hereby approved, details of the 'green roof' as identified on the approved plans together with a long term maintenance and management plan and timescale's for its implementation prepared by a suitably qualified specialist shall be submitted to and approved in writing by the City Council as local planning authority. The submitted details shall be installed within the previously agreed timescale and maintained and managed in accordance with the agreed details thereafter.

Reason - To ensure that biodiversity and sustainability measures proposed are installed and maintained thereafter in the interests of increasing biodiversity at the site and adapt to climate change pursuant to policies EN8 and EN15 of the Core Strategy. "

Supporting Documentation

The following information is submitted to discharge Condition 16 in full:

- Five Year Maintenance and Management Plan, prepared by FFLO Architects (Revision B)

Condition 20 (Opening Hours)

Condition 20 is worded as follows:

"20) Prior to the first use of the retail unit hereby approved details of the hours of opening of the unit shall be submitted to and approved in writing by the city council as local planning authority. The unit shall then be operated in accordance with the agreed details.

Reason - In the interests of residential amenity pursuant to policy DM1 of the Core Strategy and saved Unitary Development Plan policy DC26."

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Supporting Documentation

The Applicant is requesting the following opening hours for the retail unit, sought for approval:

- Monday to Sunday, including UK Bank Holidays (except Christmas Day)

  0700 to 1900

- Christmas Day (25th December)

  Closed

Summary

A payment of £215 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13371178) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely

L. Smith

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For and on behalf of Avison Young (UK) Limited