



Paul Butler Associates

Planning, Development & Heritage Consultants

2 December 2024

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

Ljr181203/tf14

FAO Jennifer Atkinson

Dear Mrs Roscoe,

**Land bounded by Thompson Street, Mason Street, Bendix Street and Rochdale Road, Manchester
Application for Approval of Details Reserved by Condition attached to Application
136605/JO/2023 relating to 'Variation of condition 31 (Highways Works) attached to planning
permission 134503/JO/2022 to remove reference to the provision of street trees'**

On behalf of our client Beech Holdings, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. As part of this application we are applying to discharge conditions 3(b), 12, 14, 28, 31 and 34 attached to application 136605/JO/2023 which was approved by Manchester City Council on 30 January 2024.

We are keen to progress the discharge of the below conditions as soon as possible.

Condition 3(b) 'Local Economics Benefit Plan' states:

(b) Within six months of the first occupation of the development details of the results of the scheme shall be submitted for consideration.

Response: Unfortunately, it is not possible to provide this information. Create Construction provided the approved Local Economics Benefits Plan, however they went into administration part through the build. Likewise, Manchester Design & Build who took over as main contractor, also went into administration following the development's completion. The results of the Local Economics Development Plan are therefore not available.

Condition 12 'Environmental Standards Statement' states:

The development hereby approved shall be carried out in accordance with the Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Response: Please find attached the Environmental Standards Statement (Ref: 3727-ESS-002-C) that has been prepared by Parker Wilson Consulting.

Condition 14 'Scheme of Acoustic Insulation' states:

Notwithstanding the noise assessment stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017 and update stamped as received by the City Council, as Local Planning Authority, on the 5 January 2018,

(a) prior to the first use of the commercial units and gym area as indicated on drawing 103_101 Rev P6 stamped as received by the City Council, as Local Planning Authority, on the 31 January 2018, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area. The measures implemented shall be retained and maintained for as long as the development remains in use.

Response: Please find attached a report prepared by Sandy Brown titled 'Planning Condition 14 Discharge Report' (Ref: 17287-R05-B, dated 27 April 2023). The report sets out the internal noise limits for the gym and commercial units based on the sound insulation results for the separating floors following pre-completion sound insulation testing. Following receipt of comments from the Council, a subsequent Memo (ref: M019-B) dated 2 December 2024 has been prepared by Sandy Brown which relates to the post completion acoustic testing required to discharge this condition.

Condition 28 'Travel Plan Framework' states:

The development hereby approved shall be carried out in accordance with the Travel plan framework stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;*
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time*
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car*
- iv) measures for the delivery of specified travel plan services*
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car*

Within six months of the first use of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Response: Please find attached a Full Travel Plan (ref: OP/231085/TP/, dated September 2024) which has been prepared by SCP Transportation Planning in response to this condition.

Condition 31 'Scheme of Highway Works' states

Prior to the first use of the residential element of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Rochdale Road, Bendix Street, Mason Street and Thompson Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Alternation/re-instatement works to the adopted highway;*
- Topping up of Hatter Street;*
- Creation of vehicular entrance to Mason Street;*
- Details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm*

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Response: Please find attached the following drawings which provide the information that is requested within the condition:

- | | |
|-------------------------|---|
| ▪ 220429-0000-001 Rev - | General Arrangement |
| ▪ 220429-0100-001 Rev - | Levels Plan |
| ▪ 220429-0200-001 Rev - | Site Clearance |
| ▪ 220429-0700-001 Rev - | Pavement Options |
| ▪ 220429-1100-001 Rev - | Kerbing and Drainage |
| ▪ 220429-1200-001 Rev - | Road Markings and Signing |
| ▪ 220429-4000-001 Rev A | Standard Details |
| ▪ 220429-ART01 Rev B | Swept Path Analysis Refuge Vehicle in Bendix Lane |

As part of a previous condition discharge application (ref: CDN/23/0266), it was confirmed that the above information had been considered acceptable to enable discharge of this condition. However, it was also confirmed that until planning permission 136605/JO/2023 had been determined (which it now has), this condition could not be discharged. We are therefore resubmitting the information that was previously approved in principle.

Condition 34 'Details of Car Parking Review' states:

Within 6 months of the residential element of the development hereby approved being first occupied, details of a car parking review detailing the demands/uptake of car parking at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This review shall set out the demands for car parking at the development including a strategy for the provision of further off site car parking should this been deemed necessary.

In the event of a strategy is approved for the implementation of additional off site car parking, this strategy shall be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Response: Please find attached a Technical Note titled 'Car Park Demand Review' (Ref: OP/231085/TN00, dated 20 November 2024) which has been prepared by SCP Transportation Planning in response to this condition.

The condition discharge application fee (£145) will be paid during submission of the application via the planning portal.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI
Director