

22 November 2024

F.A.O Jen Atkinson

Manchester City Council
Planning and Development
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jen,

Bendix Street, New Cross - Application for Discharge of Condition

**Planning Permission Reference: 125681/FO/2019 as amended by 132527/NMC/2021;
136545/NMC/2023 and 139842/NMC/2024**

Please find enclosed a Condition Discharge application submitted by Mulbury Homes (Central) Limited ("The Applicant") for the discharge of Planning Condition 12 (Energy Statement); Condition 14 (Noise – Residential Units); and Condition 27 (Secure by Design) relating to the New Cross development in Bendix Street.

For clarity, the original Planning Permission Ref: 125681/FO/2019 as amended by 132527/NMC/2021; 136545/NMC/2023 and 139842/NMC/2024) approved the following description of development:

"Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings."

The Planning Permission relates to the erection of a 12-storey residential building on the Site bound by Thompson Street to the north-east, Oldham Road to the south, Bendix Street to the south-west and a building occupied by Turning Point to the north west.

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The table below sets out the relevant conditions and the documents that are submitted in support of the application for discharge.

Condition Number	Condition Wording	Submission Document(s)
12	<i>The development hereby approved shall be carried out in accordance with the Energy statement prepared by Future Serv stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020. 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.</i>	Amion have prepared a Energy Compliance Statement with updated energy performance calculations included within this report reflecting the 'as built' performance. This report is submitted to discharge Condition 12 in full.

Condition Number	Condition Wording	Submission Document(s)
14	Notwithstanding the noise impact assessment stamped as received by the City Council, as Local Planning Authority, on 23/12/2020: a) prior to the first occupation of the residential element of the development, a scheme for acoustically insulating the proposed residential accommodation against noise from Oldham Road and local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq	A scheme for acoustically insulating the proposed residential accommodation against noise has been prepared by Environoise Consulting Limited, which is set out in a 'Noise Level Verification Report' submitted alongside this application. Post completion, testing of 10% of the residential units has been undertaken by Environoise Consulting, and the results of this post completion testing has also been included within the 'Noise Level Verification Report', confirming that required noise criteria has been met. This information is submitted to discharge Condition 14 in full.

Condition Number	Condition Wording	Submission Document(s)
	Gardens and terraces (daytime) 55 dB L Aeq b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.	

Condition Number	Condition Wording	Submission Document(s)
27	The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation	A Secure by Design Certificate has been issued by GMP and is submitted to discharge Condition 27 in full.

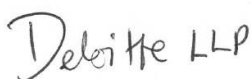
Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents set out in the table above.

In addition to the information submitted as a specific requirement of this condition and this covering letter, a Condition Discharge Application Form has been submitted via the Planning Portal to formalise this Application seeking to discharge Condition 12 (Energy Statement); Condition 14 (Noise – Residential Units); and Condition 27 (Secure by Design).

The fee has been paid online. The Planning Portal Reference number for the submitted condition discharge application is PP-13586750.

Yours sincerely



Deloitte LLP