

87 ROCHDALE ROAD, MANCHESTER, M4 4JD

**DISCHARGE OF CONDITIONS 18, 21, 22, 23 AND 39
OF PLANNING CONSENT REFERENCE 131708/FO/2021**

Condition 18:

(a) Notwithstanding the Noise Assessment (DBX Acoustics) stamped as received by the City Council, as Local Planning Authority, on the 20 September 2021, prior to the first use of the commercial unit as indicated on drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021, a scheme of acoustic insulation for the commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) Prior to the first use of the commercial unit, 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. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

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.

Details: The ground floor space will not be used for any commercial purposes and will instead be utilised as a residents lounge as allowed for by Condition 29 which confirms that the space “can be occupied as Use Class E (excluding convenience retail and a gymnasium) and residents lounge”. Accordingly, there is no requirement for any acoustic insulation to be installed.

Condition 21:

Prior to use of the commercial unit, as indicated drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021, details of an appropriately sized refuse store and waste management strategy for the commercial element of the scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The details of the approved scheme shall be implemented prior to the first use of the commercial unit and shall remain in situ whilst the development is in operation.

Details: The ground floor space will not be used for any commercial purposes and will instead be utilised as a residents lounge as allowed for by Condition 29 which confirms that the space “can be occupied as Use Class E (excluding convenience retail and a gymnasium) and residents lounge”. Accordingly, there is no requirement for a commercial refuse store or commercial waste management to be installed.

Condition 22:

Prior to the first use of the commercial unit, as indicated drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021, should fume extraction be required, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial units and thereafter retained and maintained in situ.

Details: The ground floor space will not be used for any commercial purposes and will instead be utilised as a residents lounge as allowed for by Condition 29 which confirms that the space “can be occupied as Use Class E (excluding convenience retail and a gymnasium) and residents lounge”. Accordingly, there is no requirement for an extraction scheme for commercial fumes, vapours or odours to be installed.

Condition 23:

Prior to the first use of the commercial unit as drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021, details of any roller shutters to the ground floor of that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first occupation of each commercial units and thereafter retained and maintained in situ.

Details: The ground floor space will not be used for any commercial purposes and will instead be utilised as a residents lounge as allowed for by Condition 29 which confirms that the space “can be occupied as Use Class E (excluding convenience retail and a gymnasium) and residents lounge”. Accordingly, there is no requirement for any roller shutters to be installed.

Condition 39:

Prior to the first occupation of the development hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall then be implemented within a timescale to be agreed in writing with the City Council, as Local Planning Authority.

Details: Plans and technical data sheets to show the installation of the bird and bat boxes are provided as follows:

C39 23C002-AEW-B1-XX-DR-A-3100-A1-C01-B1 - North Elevation

C39 23C002-AEW-B1-XX-DR-A-3103-A1-C01-B1 - West Elevation

C39 23C002-AEW-B2-XX-DR-A-3205-A1-C01-B2 - West Elevation

C39 Bird and Bat Box Provision non-combustible brick details

C39 Bird Brick Houses Limited list of boxes