



Paul Butler Associates

Planning, Development & Heritage Consultants

19 July 2023

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

Ljr181203/tf11

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
134503/JO/2022 relating to Variation of planning condition 22 (Commercial uses opening hours)
associated with planning permission 123371/JO/2019 to allow commercial units to open 06:30 and
07:00 Monday to Saturday**

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 6, 15, 35 and 40 attached to application 134503/JO/2022 which was approved by Manchester City Council on 18 January 2023.

The scheme is progressing to completion and we are therefore keen to progress the discharge of the below conditions as soon as possible.

Condition 6 'Site Contamination' states:

(a) The ground conditions shall be carried out in accordance with phase 1 geoenvironmental report stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017, letter from James Doyle of Groundtech Consulting dated 18 April 2019, Certificate of reoccupation prepared by APEC Environmental and Waste classification appraisal prepared by Groundtech Consulting dated April 2019 (all stamped as received by the City Council, as Local Planning Authority, on the 30 April 2019).

The development shall then be carried out in accordance with the approved details.

(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local

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planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Response: Please find attached a Remedial Validation Report (Ref: GRO-17046-3731, dated 15 July 2022) prepared by Groundtech Consulting. The report concludes that no remediation measures were required across the site and no viable pollution linkages were identified. No previously unidentified contamination was identified during the enabling and construction works watching brief, whilst the risk was further reduced when Made Ground soils across the site were largely removed to facilitate the basement construction. Additionally, a site wide cover system comprising a concrete slab is present across the entire site area.

This condition was previously discharged under application CDN/22/0519 but this has not been recognised under planning permission 134503/JO/2022 and has therefore been resubmitted. Please can this condition be redischarged.

Condition 15 'Residential Accommodation Insulation Scheme' 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 occupation of the residential accommodation hereby approved, the accommodation shall be insulated in accordance with a scheme 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 occupation of the residential accommodation. The measures implemented shall be retained and maintained for as long as the development remains in use.

Response: Please find attached a noise report ('Planning Condition 15 Discharge Report, ref: 17287-R04-C, dated 13 July 2023) prepared by Sandy Brown. This report confirms that the façade of the development suitably controls environmental noise egress.

Condition 35 'Car Hire Scheme and Electric Charging Points' states:

Prior to the first occupation of the residential element of the development hereby approved, details of the provision to promote car hire scheme and details/number of fast charging electric charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Response: Please find attached a letter prepared by Beech Holdings dated 30th June 2022. This sets out that there is spare car parking capacity within nearby car parks should these be required by future residents of the scheme, whilst also identifying Enterprise car club spaces that are available in close proximity to the site. Details of these car parking arrangements will be provided

to residents via the scheme's management company. An EV Bays Plan has been provided which identifies the EV charger bays within the scheme, whilst an Electrical Specification document EV Chargers provides details of the installation.

This condition was previously discharged under application CDN/22/0519 but this has not been recognised under planning permission 134503/JO/2022 and has therefore been resubmitted. Please can this condition be redischarged.

Condition 40 'Signage Strategy' states:

Prior to the first occupation of the development, a signage strategy for the building and ground floor commercial units shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform future signage applications at the development.

Response: Please find attached the following drawings which identify the proposed signage for the development:

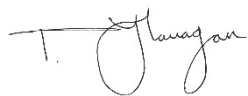
- Drawing 103_66_116 Rev T1 'Signage Layout – Ground Floor'.
- Drawing 103_66_117 Rev T1 'Signage Elevations – Ground Floor'.
- Drawing 103_66_118 Rev T1 'Signage Elevations – Ground Floor'.

The attached drawings identify the different types of signage that are proposed for the development and include the signage for the external elevations of the building and within the site generally.

The condition discharge application fee (£116) 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



Tom Flanagan MTCP MRTPI
Director