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Our Ref: EH/RM/04C201550
Your Ref: PP-13205037

1st July 2024

Jennifer Atkinson
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-13205037

Dear Jen,

APPLICATION FOR DISCHARGE OF CONDITIONS 11A (DETAILS OF HARD AND SOFT LANDSCAPING), 14 (ANCILLARY PLANT) AND 23 (SCHEME OF HIGHWAY WORKS) IN RELATION TO PLANNING PERMISSION FOR THE ERECTION OF A NEW EDUCATIONAL FACILITY (USE CLASS F1(A)) WITH ASSOCIATED AMENITY SPACE, SERVICING, ACCESSIBLE PARKING BAYS, CYCLE STORAGE AND OTHER WORKS (LPA REF: 136492/FO/2023) ON LAND OFF GREAT DUCIE STREET, MANCHESTER

Avison Young has been instructed by The LTE Group to formally submit the enclosed information which seeks to discharge Conditions 11a, 14 and 23 attached to the above planning permission ref. 136492/FO/2023 that was granted by Manchester City Council on 18th August 2023.

All the submission material to support the application has been submitted via the Planning Portal (Ref: PP-13205037). The application fee of £215 (including £70 Planning Portal Service Charge) has been paid via BACS payment.

Condition 11a:

Condition 11a states:

(a) *"Notwithstanding drawing CCPH2-BBA-ZZ-ZZ-DR-A-1003 Rev P13 received by the City Council, as Local Planning Authority, on the 28 July 2023, prior to the first use of this development, details of hard and soft landscaping treatments (including tree planting, boundary treatments and appropriate samples of materials of hard landscaping) shall be submitted to and approved in writing by the City Council as local planning authority.*
(b) *The approved scheme shall be implemented prior to the first use of the*

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development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place".

In response to Condition 11a, the following plans and accompanying information has been submitted:

- Granite Paving Sample Photograph;
- Proposed Landscape Finishes (dwg ref: CCPH2-BBA-ZZ-ZZ-DR-A-1010 Rev. C06); and
- 3.0 High Tubular Railing (Ref: Q25581 No. 1)

Condition 14

Condition 14 reads:

"Notwithstanding the Planning Noise Assessment Report prepared by Hoare Lea received by the City Council, as Local Planning Authority, on the 16 March 2023

(a) Prior to the first use of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. Externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use 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".

In response to Condition 14, the following plans are submitted:

- Acoustics Planning Condition 14a Discharge Report (Rev. 00. Dated 24th May 2024)

Condition 23

Condition 23 reads:

"Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- *Footway improvement and reinstatement works around the perimeter of the application site including provision of street trees. These footway improvements shall include 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;*
- *Tactile paving and dropped kerbs should be installed across either side of the site access points;*
- *Provision of continuous 2-metre-wide footways throughout and surrounding the development;*
- *Implementation of additional cycle infrastructure and cycle route signing from the site;*
- *Alternation/re-instatement works to the highway to create new access off Great Ducie Street;*
- *Appropriate walking signs to city centre sites should be provided as part of the development;*
- *review of the existing Traffic Regulation Orders (TROs) should be undertaken surrounding the site (if this has not already been conducted), with a view to introducing additional parking restrictions as appropriate, as well as ensuring adequate parking restrictions remain in place, and are refreshed accordingly*

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

In response to condition 23, the following information has been submitted:

- Proposed Landscape Finishes (dwg ref: CCPH2-BBA-ZZ-ZZ-DR-A-1010 Rev. C06); and
- Proposed Site GA Plan (dwg ref: CCPH2-BBA-ZZ-ZZ-DR-A-1003 Rev. C02).

Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours Sincerely,



Rachel May
Associate
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For and on behalf of Avison Young (UK) Limited