

* email submission only*

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

11th July 2024

Our Ref: 727/C/NH/240711

Re: 126507/FO/2020 - 65-67 Old Market Street Blackley, Manchester - Discharge of Conditions Letter

Dear Sirs,

The letter accompanies a Discharge of Conditions application for the above titled planning application, which was approved on the 20th October 2020.

This submission only relates to prior to occupation condition numbers 6, 19, 21.

The information has been submitted for discharge of the conditions as follows:

Condition 6 - 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.

SBD Award Certificate submitted.

Condition 19 - The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- A verification report providing photographic evidence of construction as per design drawings;*
- As built construction drawings if different from design construction drawings;*
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Drainage Verification Report, As Built Drawing J7996 D01 Rev.E and SuDS Maintenance Plan submitted

Condition 21 - Before above ground development commences, a scheme for acoustically insulating the residential accommodation against noise from Old Market Street and neighbouring public house shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved noise insulation scheme shall be completed before any of the residential units are occupied.

Upon completion of the development and prior to first occupation of the apartments hereby approved, a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to validate the works undertaken conform to the recommendations and requirements contained within the report. The report should contain details of post completion testing to confirm that the internal noise criteria has been met. Any instances of non conformity with the recommendations contained within the report shall be detailed, along with any measures required to ensure compliance with the internal noise criteria.

Azymuth Acoustics UK Z43570 Report submitted.

This Discharge of Conditions application is the final information to complete the development and sign off all remaining conditions prior to occupation.

We trust the enclosed is satisfactory but should you require any further information, please do not hesitate to contact me regarding this matter.

With kind regards

Yours sincerely



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