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Our Ref: 05C200031
Your Ref: 134154/VO/2022

3rd June 2024

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

Dear Jennifer,

Application for the discharge of Conditions 6, 18, 20, 29, 30 and 37 pursuant to permission 134154/VO/2022 at Land to the west of Rodney Street, Manchester, M4 6JJ

Avison Young (UK) Limited has been instructed by Wates Construction Limited to prepare and submit the above application on behalf of Manchester City Council.

This application is seeking the discharge of Conditions 6, 18, 20, 29, 30 and 37 of planning permission 134154/VO/2022.

This application is submitted via the planning portal with reference number PP-13072970

Further information submitted with this application is detailed below.

Condition 6 – Archaeology

A programme of archaeological works for the development hereby approved shall be undertaken in line with the Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022. The works are to be undertaken in accordance with the WSI, which covers the following:

(a). A phased programme and methodology of investigation and recording including:
- archaeological evaluation trenching;
- pending the results of the above, an open-area excavation if required (subject to a revised WSI).
Prior to the first occupation of the development, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:
(b). A programme for post-investigation assessment to include:
- production of a final report on the results of the investigations and their significance.
(c). deposition of the final report with the Greater Manchester Historic Environment Record.
(d). dissemination of the results of the archaeological investigations commensurate with their significance.

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(e). provision for archive deposition of the report and records of the site investigation.

Please find enclosed the following:

- SA202348 Archaeology Evaluation Report FULL V1

Condition 18 – External Plant part (a)

(a) Prior to the first occupation of a building of the development, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, 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) Prior to the first occupation of each 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. A verification report and measures shall not 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 in writing with the City Council, as Local Planning Authority. Any measures shall thereafter be retained and maintained in situ.

Please find enclosed the following:

- 22013-R04-C Plant Noise Egress Assessment

Condition 20 – Building, Site and External Areas Lighting Scheme

The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied.

Please find enclosed the following:

- RODSTA-AME-ZZ-ZZ-DR-E-63010_P01 External Lighting Layout
- RODSTA-AME-ZZ-ZZ-TS-E-50005- External Lighting Technical Submittal - C02
- RODSTA-MET-ZZ-00-DR-E-6351-S2-P02 External Lighting Lux Plot

Condition 29 – Bird and Bat Boxes

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Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ.

Please find enclosed the following:

- 10162-WATES-Ancoats-Biodiversity Enhancement Measures V3 01.06.2022
- RODSTA-BUT-A-XX-DE-A-02320 - Residential Block A - North Elevation P014
- RODSTA-BUT-A-XX-DE-A-02322 - Residential Block A - South Elevation P013
- RODSTA-BUT-B-XX-DE-A-02420 - Residential Block B - North and East Elevations P013
- RODSTA-BUT-B-XX-DE-A-02421 - Residential Block B - South and West Elevations P012

Condition 30 – EV Charging Infrastructure

Prior to the first occupation of the development, details and specifications of 7 kw fast charging electric car charging points for each townhouse and the car parking spaces associated with apartment buildings A and B shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Please find enclosed the following:

- AU-2222-E002 C1 Incoming LV Supply sheets 1-3
- RODSTA-AME-ZZ-ZZ-DR-E-61010 - C11 - External Ducting Layout
- RODSTA-AME-ZZ-ZZ-TS-E-50019 - EV Chargers Technical Submittal - C01

Condition 37 – Air Source Heat Pumps

Prior to the first use of each building in the development hereby approved, details of the siting, scale and appearance of the air source heat pumps to the apartments and the townhouses shall be submitted for approval in writing by the City Council as Local Planning Authority. The air source heat pumps must also comply with the noise criteria as specified in condition 18. The approved details shall then be implemented prior to the first use of each building of the development and thereafter retained and maintained in situ.

Please find enclosed the following:

- RODSTA-AME-ZZ-ZZ-DR-M-50019 - (P01) -Type 01 - Utility Cupboard Layout
- RODSTA-AME-ZZ-ZZ-DR-M-50020 - (P01) -Type 02 - Utility Cupboard Layout
- RODSTA-AME-ZZ-ZZ-TS-M-00007 (C01) DHW ASHP (Apartments)
- RODSTA-AME-ZZ-ZZ-TS-M-00008 (C01) DHW ASHP (Townhouses)

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I look forward to hearing that this application has been validated. Please let me know if you have any queries.

Yours sincerely

Kate Limbert
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For and on behalf of Avison Young (UK) Limited