

30th August 2024

Delivered via Planning Portal

Holly Wright
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Dear Holly,

APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4, 11 AND 32 ATTACHED TO PLANNING PERMISSION REF. 135544/FO/2022 - 466-472 MOSS LANE EAST

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition nos. 4, 11 and 32 attached to planning permission ref. 135544/FO/2022 which was approved by Manchester City Council ('the Council') on 24th November 2023. This application is submitted via Planning Portal (ref. PP-13372466) accompanied by the requisite planning fee of £145.00.

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation".

The Council is currently in the process of determining a range of proposed design changes to these consented development under application refs. 139659/JO/2024 and 139660/JO/2024. In the interest of not delaying the project programme and envisaged start on site date, this application has been made to discharge the requirements of 5 no. pre-commencement conditions.

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Condition 4

Condition 4 relates to the requirements of a DEMP/ CEMP and states:

“a) Prior to the commencement of demolition, a Demolition Management Plan outlining working practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, the Demolition Management Plan should include: -Measures to control noise and vibrations; -Dust suppression measures; -Compound locations where relevant; -Location, removal and recycling of waste; - Details of an emergency contact telephone number; -Parking of construction vehicles; and -Sheeting over of demolition vehicles. The development shall only be carried out in accordance with the approved Demolition Management Plan.

b) Prior to the commencement of development (excluding demolition), a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority. For the avoidance of doubt, the Construction Management Plan should include: -Measures to control noise and vibrations; - Dust suppression measures; -Compound locations where relevant; -Location, removal and recycling of waste; -Detail of an emergency contact telephone number; -Parking of construction vehicles; and -Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved Construction Management Plan. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended”

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of part (b) of the condition – Construction Management Plan:

- Construction Management Plan Rev 4 prepared by GMI
- Demolition & Restoration of Stone Wall

The Construction Management Plan provides all necessary information as required by part (b) including environmental protection measures and plans detailing the locations of compounds, delivery/ collection routes and relevant contact details. The Plan also sets out phasing of construction, hours of operation and H&S protocols. The plan follows submission of a demolition-specific management plan which is subject to discharge of condition application ref. CDN/24/0671.

Condition 11

Condition 11 relates to drainage of surface water and states:

“No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. In order to avoid/discharge the above drainage condition the following additional information has to be provided:.....”

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of this condition:

- Drainage Strategy (G9448-WRD-XX-XX-RP-C-00001), prepared by Will Rudd

The drainage strategy addresses the various criteria stipulated by condition no. 11. It demonstrates that the most feasible method of draining surface water given site constraints is via the existing combined sewer below Parkfield Street. This would nevertheless provide a 50% reduction in runoff rate compared to the existing rates and feature attenuation to accommodate flood risk events accounting for climate change. The report also confirms that enquiries have been conducted with United Utilities confirming there is sufficient foul water drainage capacity in the network to serve the development.

Condition 32

Condition 32 relates to the provision of on-street disabled parking bays and states:

“Prior to the commencement of the development, a strategy for the provision of up to three accessible parking spaces on Moss Lane shall be submitted to and approved in writing by the City Council. The strategy shall set out a timescale for implementation of accessible spaces and a review mechanism for demand. The development shall be built out in accordance with the agreed details.”

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of this condition:

- Discharge of condition 32 “Disabled Bays” letter prepared by Will Rudd

The above document sets out three potential options in terms of providing for three disabled parking bays within proximity of the Site. It is concluded that the adaption of three existing on-street bays at Parkfield Street by way of Traffic Regulation Order is the most feasible option and is thus presented as the design solution in order to satisfy condition no. 32. This will be pursued via highway legislation and be implemented prior to first occupation of the development.

I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,



Steven Healey
Senior Planner

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