

Sue Wills
Planning
Manchester City Council
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Submitted via Planning Portal only: PP-13128957

5th June 2024

Dear Sue

Application to Discharge Conditions 4, 7, 9(a), 10(a, b) and 33(a) of Planning Permission 135848/FO/2022

AshtonHale has been instructed by Britannia Victoria Limited to submit an application to discharge conditions 4, 7, 9, 10(a, b) and 33(a) of permission 135848/FO/2022 which permits the erection of a residential development at the site of the Former Victoria Park Probation Centre.

Condition 4

"Prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details."

In order to discharge this condition, an External Materials List (ref: 31/05/2024) has been prepared by Ollier Smurthwaite Architects and submitted with this application. Samples will be available from this week onwards, and I will liaise with you to organise an appropriate time to visit them onsite.

Condition 7

"Prior to above ground works commencing for the development, finalised detailed elevational designs of the proposed cycle stores for the dwellinghouses and the apartments, and provision for the apartments in block 4 shall be submitted to and approved in writing by the City Council as local planning authority. The cycle stores shall be implemented in accordance with the approved details, and all the agreed works shall be

completed prior to the proposed accommodation being brought into use and be retained thereafter."

In order to discharge this condition, a Communal Bike Store plan (ref: A662_C_4004A) has been prepared by Ollier Smurthwaite Architects and submitted with this application.

Part (a) of Condition 9

"a) Prior to above ground works, a scheme for electric vehicle charging and any other considerations shall be submitted to and approved in writing by the City Council as local planning authority."

In order to discharge this part of the condition, I have set out below the proposed strategy:

The electric vehicle charging system (EVC) shall be provided in accordance with all the appropriate standards, including but not limited to:

- BS 7671 - The IET Wiring Regulations, 18th Edition
- BS EN 61851 - Electric Vehicle Conductive Charging System
- BS EN 61980 - Electric Vehicle Wireless Power Transfer (WPT) systems

All charges shall be fast charge type and the EV charging system shall be provided with load management functionality. Dynamic power management to all charging points, reducing the speed of charge to moderate total EVC electrical demand, striking balance between the number and the speed of charging points.

It is proposed that a total of 48 number EV Charging points shall be provided, this is split into 33 number to the houses, and 15 number to the apartments.

Parts (a) and (b) of Condition 10

"a) Notwithstanding the depth of fill to the garden areas of apartment block referenced in Phase 1: Preliminary Risk Assessment ref: CL-602-LKC 21 1679-01 dated August 2022; and Phase 2 Geo-environmental Investigation , Risk Assessment and remediation strategy ref: CL-602-LKC 21 1679-02 dated September 2022; finalised details of the depth and type of materials of fill to the garden areas of apartment block , appropriate to enable planting of hedging, trees and shrubs , shall be submitted to and approved in writing by the City Council as local planning authority prior to above ground works. The development shall be implemented in accordance with the approved scheme.

b) Prior to above ground works, details of gas mitigation measures and the plots where these measures would be incorporated, shall be submitted to and approved in writing by the City Council as local planning authority."

In order to discharge these parts of the condition, two reports have been submitted:

- Phase 2 Geo-Environmental Investigation, Risk Assessment And Remediation Strategy (ref: CL-602-LKC 21 1679-02) prepared by LK Group
- Post-Demolition SI Report (ref: LKC 21 1679-03) prepared by LK Group

For the avoidance of doubt, condition 10(b) doesn't apply as no gas protection measures are required.

Part (a) of Condition 33

"a) Prior to above ground works , details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives"*

In order to discharge this condition, a Local Benefits / Social Value KPI Tracker (ref: 01/05/2024 V1) has been prepared by Short Construction and submitted with this application.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,



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AshtonHale Ltd