

6th August 2024

FAO Angela Leckie
City Centre Planning Team
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O Box 532
Manchester
M60 2LA

Dear Angela,

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITIONS 9 (SUDS), 16 (TELECOMMUNICATIONS), 17
(LIGHTING SCHEME), 19 (RESIDENTIAL MANAGEMENT STRATEGY), 21 (PARKING MANAGEMENT)
AND 27 (SERVICING STRATEGY) OF PLANNING CONSENT: 120149/FO/2018.**

CAR PARK BETWEEN 57 AND 59 DUCIE STREET, MANCHESTER, M1 2JQ.

Please find enclosed a planning application to discharge conditions 9 (SUDS), 16 (Telecommunications), 17 (Lighting Scheme), 19 (Residential Management Strategy) and 21 (Parking Management) of Planning Consent: 120149/FO/2018 concerning the car park between 57 and 59 Ducie Street, Manchester, M1 2JQ.

The application has been made on behalf of the applicant, Urbano Red Ltd, and has been submitted online via the Planning Portal (PP-13301084).

The application comprises:

- Completed planning application forms;
- Supporting information (As set out in Table 1.0 below); and
- A planning application fee of £215.00 (inc. VAT) (PP-13301084)

BACKGROUND

On 11th June 2018, the following application was approved by Manchester City Council:

'Erection of 7 to 8 storey residential building (Class C3) to provide 41 apartments (7 x 1-bedroom 1-person apartments, 6 x 1-bedroom 2-person apartments, 6 x 2-bedroom 3-person apartments, 22 x 2-bedroom 4-person apartments) with associated landscaping and other works.'

Following this, a number of applications have been submitted to discharge the pre-commencement conditions attached to the planning consent. These are summarised in the bullet point list below.

- CDN/22/0029 | Discharge of condition 18 (Archaeology) attached to application ref no 120149/FO/2018. Approved 21st February 2022.
- CDN/22/0030 | Discharge of condition 8 (SUDS 1) and 25 (Drainage Details) attached to application ref no 120149/FO/2018. Approved 21st June 2022.
- CDN/22/0031 | Discharge of condition 4 (Ground Contamination) and 26 (Air Quality) attached to application ref no 120149/FO/2018. Approved 3rd March 2022.
- CDN/22/0039 | Discharge of condition 6 (Construction Management Plan) attached to application ref no 120149/FO/2018. Approved 15th February 2022.
- CDN/22/0046 | Discharge of condition 15 (Local Labour Agreement) attached to application ref no 120149/FO/2018. Approved
- CDN/22/0054 | Discharge of conditions 3 (Materials) and 5 (Landscaping) attached to application ref no 120149/FO/2018. Approved 17th March 2022.
- CDN/22/0054 | Discharge of conditions 3 (Materials) and 5 (Landscaping) attached to application ref no 120149/FO/2018. Approved 17th March 2022.
- CDN/22/0063 | Discharge of condition 12 (Acoustic insulation) attached to application ref no 120149/FO/2018. Approved 22nd 2022.
- CDN/22/0453 | Discharge of condition 13 (Piling) attached to application ref no 120149/FO/2018 as amended by 133194/NMC/2022. Approved 22nd September 2022.

Please note a Non material amendment application (ref. 133194/NMC/2022) was submitted to alter the trigger point to discharge conditions 12, 8 and 25.

This application now seeks to discharge conditions 9 (SUDS), 16 (Telecommunications), 17 (Lighting Scheme), 19 (Residential Management Strategy), 21 (Parking Management) and 27 (Servicing Strategy).

DISCHARGE OF CONDITIONS

This discharge of condition application is supported by a suite of documents which have been outlined in Table 1.0 below.

TABLE 1.0

No	Condition	Information Submitted
9	<p>No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the 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:</p> <p>(a) Verification report providing photographic evidence of construction as per design drawings;</p> <p>(b) As built construction drawings if different from design construction drawings;</p> <p>(c) 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.</p>	<p>8 -SIR 10823 Drainage</p> <p>9 SIR -22823 Drainage</p> <p>2255 Drainage Maintenance Document P01</p> <p>2255- SCE- 00- 00- DR- C- 0001- C02- Drainage Strategy</p> <p>EC5670 210322 Part 1 approval notice</p>

	Reason: To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.	
16	<p>No externally mounted telecommunications equipment shall be mounted on any part of the building hereby approved, including the toofs other than with express written consent of the Local Planning Authority.</p> <p>Reason - In the interest of visual amenity pursuant to Core Strategy Policies DM1 and SP1</p>	<p>100188-FM-Omni-Data</p> <p>105131-pdf Triax Ariels</p> <p>304875_datasheet-pg4qaw Triax quatro LNB</p> <p>paxton10-mini-dome-camera-core-series-TDS-0039</p> <p>paxton10-server-TDS-0045</p> <p>Triax 80 cm dish</p> <p>ELDUST013 - ground floor fire alarms, AOV's, data, CCTV, door entry & door access</p>
17	<p>Prior to implementation of any proposed lighting scheme details of any proposed lighting scheme including a report to demonstrate that the proposed lighting levels would not have any adverse impact on the amenity of residents within this and adjacent developments shall be submitted to and agreed in writing by the City Council as local planning authority:</p> <p>Reason - In the interests of visual and residential amenity pursuant to Core Strategy policies SP1, CC9, EN3 and DM1 of the Core Strategy.</p>	<p>4022-KIN-XX-07-DR-E-6307 Seventh Floor Lighting Layout</p> <p>ELDUST012 REV B ground floor lighting emergency lighting small power (1)</p> <p>ELDUST012 REV B ground floor lighting emergency lighting small power (2)</p> <p>ELDUST012 REV B ground floor lighting emergency lighting small power (3)</p> <p>External lighting specs for 7th floor apartments</p> <p>External lighting specs for GF</p>
19	<p>Prior to the first use of the development hereby approved, a detailed Residential Management Strategy including:</p> <p>*Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal) and noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority. *full</p>	<p>Residential Management Plan</p>

	<p>details of a maintenance strategy for the areas of public realm adjacent to the site including surfaces, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority.</p> <p>shall be submitted to and approved in writing by the City Council as Local Planning Authority.</p> <p>The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.</p> <p>Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.</p>	
21	<p>No part of the development shall be occupied unless and until details of a parking management strategy for residents has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.</p> <p>Reason - The development does not provide sufficient car parking facilities and in order to provide alternative arrangements (e.g. parking leases with car parking companies; car sharing; or car pool arrangement) for the needs of future residents whom may need to use a motorcar and Policies DM1 and T1.</p>	Parking Strategy included in Residential Management Plan
27	<p>Prior to occupation of the development a servicing strategy for the building outlining how servicing access will be maintained to adjacent buildings shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents. Servicing shall be carried out in accordance with the approved management plan.</p> <p>Reason - To safeguard the amenities of nearby residents and highway safety, pursuant</p>	240724_SK22456_SS01(-00)

	to policies SP1 and DM1 of the Manchester Core Strategy (July 2012).	
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I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.

Kind Regards,



Meghan Gleeson
Planner