



Paul Butler Associates

Planning, Development & Heritage Consultants

07 May 2024

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

Ref 23.1906 pp(i)

Dear Sir / Madam

Embassy Village, Manchester: Application Reference 137608/JO/2023 Discharge of Condition Application

On behalf of our client, Embassy (the applicant), we are pleased to submit a discharge of condition application relating to the above planning permission which was approved on 13th October 2023.

In accordance with condition 1, the approved development must be begun not later than 2 August 2024. This application seeks to discharge the pre-commencement conditions including: conditions 3 (bat survey), 6a (contamination), 7a (local benefit proposal), 8 (demolition and construction management plan), 9a (schedule of materials), 10 (landscaping), 12 (piling), 13 (drainage) and 14 (infiltration)

The schedule below outlines the information submitted in support of this application. Payment of the application fee (£145) has been by the applicant at the time of submission.

Schedule

Condition	Submitted Information
Condition 3: Bat Survey	Please find enclosed: ▪ Preliminary Bat Roost Assessment (TEP Letter Ref: 9873.001, 7th February 2023); and ▪ Aerial Endoscope Inspection Technical Note (TEP Letter Ref: 10124.001, September 2022). ▪ Preliminary Roost Assessment Of Cold Store For Roosting Bats (TEP Letter Ref: 10517.001)

Condition	Submitted Information
Condition 6: Preliminary Risk Assessment	Please find enclosed: ▪ HSG264 Asbestos Refurbishment Survey prepared by OHS, dated 21.07.2022 ▪ FACTUAL REPORT ON GROUND INVESTIGATION prepared by Ian Farmer Associates, dated March 2023 ▪ Phase 2 Ground Investigation rev P01 prepared by Curtins, dated 21 October 2022 ▪ Remediation Strategy rev P01 prepared by Curtins, dated 18th April 2024 ▪ Unexploded Ordinance Preliminary Hazard Assessment, prepared by Zetico UXO, dated 1st May 2024
Condition 7: Local Benefit Proposal	Please find enclosed: ▪ Local Employment and Training Strategy prepared by Vermont, dated 26 June 2023
Condition 8: Demolition and Construction Management Plan	Please find enclosed: ▪ Construction Management Plan ref SMS-05-09, rev G prepared by Vermont, dated March 23
Condition 9: Schedule of Materials	Please find enclosed: ▪ Condition 9 & 10 Samples programme no. 00001 Rev A prepared by Vermont, dated 17th July 2023
Condition 10: Landscaping	Please find enclosed: ▪ Landscape Scheme drawings prepared by Planit IE including: ○ Landscape General GA ○ Hardworks General GA ○ Kerbs and Edgings GA ○ Boundary Treatment ○ Softworks General GA ○ Levels Plan ○ Sections ○ Furniture GA ○ Hardworks Detail ○ Kerbs and Edgings Detail ○ Fence Detail ○ Typical Softworks Detail ○ Bollards and Cycle Hoops Detail ○ Bins Detail ▪ Specifications Document prepared by Planit IE ▪ Condition 9 & 10 Samples programme no. 00001 Rev A prepared by Vermont, dated 17th July 2023

Condition	Submitted Information
Condition 12: Piling	Please find enclosed: ▪ Pile Design Embassy Village, prepared by CHS Civils, dated 1st May 2024 ▪ Method Statement and Risk Assessment Version 2, prepared by Westwinds Piling Ltd, dated 1st May 2024 ▪ Drawings prepared by Curtins including: ○ Accommodation Foundation GA no. B1 -16001 rev P04 ○ Village Hall Foundation GA no. B3 – 16001 rev P04 ○ Staff House Foundation GA no.B4 16001 rev P04 rev
Condition 13: Drainage	Please find enclosed: ▪ Drainage Planning Conditions, ref 077442-CUR-XX-XX-RP-C-001_V03, dated 25.04.2024 ▪ Manhole Survey, and Drainage Inspection Report, prepared by Layer Surveys Ltd ▪ Topographical Survey prepared by RJM
Condition 14: Infiltration	Please find enclosed: ▪ Drainage Planning Conditions, ref 077442-CUR-XX-XX-RP-C-001_V03, dated 25.04.2024

We trust that the above information is satisfactory for the purpose of validating the discharge of condition application, however should you have any questions please don't hesitate to get in contact.

Yours faithfully



Lynsay Ewart BSc (Hons) MSc MRTPI
Principal Planner

Cc Luke Kemel, Vermont