15 March 2024

Manchester City Council
Planning Department
PO Box 532
Town Hal
Manchester
M60 2LA

Planning Portal Reference PP12804803

Dear Sir/Madam,

DISCHARGE OF PLANNING CONDITIONS 6, 11, 12, 13 AND 15 PURSUANT TO PLANNING PERMISSION 137424/FO/2023 FOR THE ERECTION OF A TWO-STOREY DATA CENTRE (4153M² GIA), TOGETHER WITH THE RECONFIGURATION OF ACCESS ARRANGEMENTS AND PARKING LAYOUT, LANDSCAPING AND ASSOCIATED WORKS, FOLLOWING THE DEMOLITION OF SIMON HOUSE

SIMON HOUSE, BROWNLEY ROAD, MANCHESTER M22 5RA

On behalf of the applicant Teledata UK Ltd we seek approval of details reserved by conditions 6, 11, 12, 13 and 15. This submission relates to conditions that require approval prior to the commencement of above ground works. The submission is supported by this cover statement, a 1:1250 Site location Plan and the specific information required for each condition.

CONDITION 6 - WASTE AND REFUSE STORAGE

Condition 6a requires that:

> *6) a) Prior to the commencement of above ground works, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New development shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required".*

Information Submitted

The following details are submitted:

- 170188-TSP-ZZ-XX-DR-A-05100 rev P01: Refuse Strategy

Background

The proposed layout plan shows the provision of waste and recycling storage in the form of 6 x 1280L bins which would be used for the entire site. This is split between waste and recycling with 50% of the capacity for recycling.

The plan also identifies the entry and exit points for the bin lorry, as well as its route through the site. The loading area for the bin lorry is also identified adjacent the external bin store.

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Union4 Planning Ltd Registered in England 10997940
Registered Office Wey Court West, Union Road, Farnham, Surrey GU9 7PT. VAT Ref: 290202730.

CONDITION 11 - BIODIVERSITY ENHANCEMENT AND CONDITION 13 - LANDSCAPING

Condition 11 requires that:

> *"11) Above grounds works shall not commence until details of biodiversity enhancements (e.g. bird boxes), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details".*

Condition 13 requires that:

> *"13) Prior to the commencement of above ground works, a detailed landscaping plan based on drawing no. 3447-TSP-ZZ-XX-DR-A-00-002 Rev 6, received on 28 June 2023, shall be submitted to and approved in writing by the City Council as local planning authority".*

Information Submitted

The following details are submitted:

- Biodiversity Enhancements Specifications (170188-BMD-XX-XX-RP-L-00002) – prepared by BMD
- General Arrangement and Planting Plan (Ref BMD24 0022 DR.001)- prepared by BMD
- 5 Year Landscape Maintenance and Management Plan (BMD.24.0022.RP.001)- prepared by BMD

Background

The site originally provided limited biodiversity or landscaping with the only soft landscaping comprising some scrubby trees just within the eastern and southern fence lines and a strip of poor quality grass outside the fence line, along the southern boundary. The proposals therefore represent a significant improvement to the previous situation.

The biodiversity enhancement includes a mix of habitat enhancements and species enhancements.

With regard to the habitat enhancements as part of the *General Arrangement and Planting Plan* tree planting is proposed along the eastern and southern boundary. Along the western boundary is hedgerow planting. The proposed tree and hedgerow species comprise native species which are considered appropriate for this development with both aesthetic and nature conservation qualities. The building is surrounded on 3 sides by a strip of planting in the form of Meadow Grassland.

With regard to species enhancement, this proposes enhancements in respect of bird species as well as insects and bees. The *General Arrangement and Planting Plan* proposes No.4 bird boxes on the north and elevation of the building. Bee boxes are to be located on the ground within the native hedgerow and insect houses would be positioned on the building façade on the southern elevation.

The supporting *Landscape Maintenance and Management Plan* sets out the management responsibilities over the first five years for the existing trees and the proposed tree planting, native hedgerows, and wildflower meadow grassland.

The specifications of the proposed bird boxes, insect houses and bee boxes are set out in the *Biodiversity Enhancements Specifications* report.

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CONDITION 12 - SECURED BY DESIGN

Condition 12 requires that:

> *"12) Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation".*

Information Submitted

The following details are submitted:

- TTSP Note following SBD Meeting

Background

Following a meeting between the design team and the Design and Security Consultant, it was agreed that the fully secured nature of the site, including perimeter fencing, single point of controlled access and CCTV coverage means that the development would in principle meet the requirements of Secured by Design accreditation.

CONDITION 15 - VEHICLE CHARGING POINTS

Condition 15 requires that:

> *"15) Above-ground construction works shall not commence until details of the vehicle charging units to be installed within the curtilage of the site have been submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall thereafter be implemented prior to the occupation of the development hereby approved".*

Information Submitted

The following details are submitted:

- Specifications for EV charger (EVA-22D-SE-RFID / EVA-22D-SE-RFID-C)

Background

The approved site plan 3447-TSP-ZZ-XX-DR-A-00-002 Rev 6) shows 43 parking spaces across the site to accommodate the demand of Simon House and Delta House respectively. This includes the approved provision of two Electric Vehicles Charging (EVC) points located next to the site entrance.

The details submitted show the specific EV charging points that will be installed on site.

Conclusion

We seek the discharge of 'prior to above ground works' planning conditions 6, 11, 12, 13 and 15, pursuant to planning consent 137424/FO/2023**.**

We trust that the information provided is sufficient to secure these discharges, however, if further information is required, we will be happy to provide this. We look forward to receiving confirmation of validation in due course.

Yours sincerely

Vivienne Goddard

Vivienne Goddard
Associate

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