



Paul Butler Associates

Planning, Development & Heritage Consultants

08 March 2023

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester, M60 2LA

Our ref: 23.1909/cdn/ldt003jr

Dear Mrs Roscoe,

137962/FO/2023: Planning permission for remodelling of hard and soft landscape at the Old Quadrangle, University of Manchester, Oxford Road, Manchester, M13 9PL

Application to Discharge Condition 3 'Final Details', Condition 4 'External Materials' and Condition 5a 'Local Benefit Proposal'

On behalf of our client, the University of Manchester (Estates Design Services Group), I am pleased to submit a condition discharge application which seeks to discharge Conditions 3, 4 and 5a attached to planning permission 137962/FO/2023 for remodelling of hard and soft landscaping works to the Old Quadrangle.

The investment in remodelling the Old Quadrangle is proposed to mark the University of Manchester Bicentennial in 2024 when the University will celebrate 200 years of education and innovation. The remodelling works will celebrate this Manchester milestone and leave a lasting physical legacy of the Bicentennial Celebration.

The proposed setting out of materials and lighting details which form the basis of this application have been agreed with Planning and Conservation Officers (Tony Mitchell and Paul Mason) at a pre-application meeting on 27th February arranged to agree design details and are understood to be supported and acceptable. The application comprises of the following documents and drawings:

Documents

1. Covering Letter (23.1909/cdn/ldt003jr) prepared by Paul Butler Associates.
2. Completed Application Form.
3. Drainage Layout 11146-WML-ZZ-XX-DR-C-1001-C02 prepared by WML Consulting.
4. Brochure UMOQ-ITR-VV-XX-RP-L-2020 Rev P02, Hard Surfacing Material Selection, 29th February 2024, prepared by Iteriad.
5. Brochure UMOQ-ITR-VV-XX-RP-L-2040 P02, Lighting Strategy Report, 29th February 2024, prepared by Iteriad and Wilson Mason.

6. Plan UMOQ-ITR-XX-00-DR-L-0110 P01 Signage Type and Location Plan, 29th February 2024, prepared by Iteriad.
7. Report Local Benefit Proposal - The Old Quadrangle Project 2452, prepared by MBC Building Contractor.

Condition 3 'Final Details'

Condition 3 provides that:

'3) Notwithstanding the details as set out in condition 2 above before the following element proceeds final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- (a) Full and final details of the courtyard low level lighting scheme.*
- (b) Full and final details of the drainage works.*
- (c) Full and final details of signage proposed.*
- (d) Full and final details of the setting out and jointing pattern of hard surfacing materials including the interface with existing buildings*

All of the above shall be implemented in accordance with the approved details before the use of the remodelled space commences unless otherwise agreed with the City Council as local planning authority'.

Lighting details – Please refer to Brochure UMOQ-ITR-VV-XX-RP-L-2040 P02, Lighting Strategy Report, 29th February 2024 which provides full and final lighting details. The brochure includes full technical details of the lighting layout proposed with a lighting location plan identifying the position of luminaires included at Section 3 of the brochure. As agreed with Officers building lighting will be mounted on sandstone pads with the final orientation to be fine tuned by hand to mitigate against the potential for glare impacting on building users. Lighting will be operated from a control board within John Owens to provide seasonal control and a separate LBC application has been submitted for these internal works.

Drainage works – Please refer to Drainage Drawing 11146-WML-ZZ-XX-DR-C-1001-C02 prepared by WML Consulting which provides full and final drainage details. The increase in soft area coverage and landscaping within the Old Quad will reduce surface water runoff compared with the previous layout which was predominantly tarmac. Furthermore as agreed with Officers prior to submission of this application, an attenuation tank is included to mitigate against any potential issues which might arise.

Full and final details of signage proposed – Please refer to Plan UMOQ-ITR-XX-00-DR-L-0110 P01 Signage Type and Location Plan, 29th February 2024 which provides full and final signage details. Corporate directional signage is in use throughout the University campus and the proposal will recycle and reuse the existing signage removed from the Old Quad.

Full and final details of the setting out and jointing pattern for hard materials - Please refer to Brochure UMOQ-ITR-VV-XX-RP-L-2020 Rev P02, Hard Surfacing Material Selection, 29th February 2024 which provides full and final details of the setting out and jointing pattern of hard surfacing materials including the interface with existing buildings. Section 7 of this brochure includes setting out Drawing UMoQ-ITR-XX00-DR-L-0101 C06 which shows the final materiality and positioning of materials to be implemented. Section 8 of the brochure shows the detail of the jointing to be implemented.

Condition 4 External materials

Condition 4 provides that: 4) *External Materials, The development hereby approved shall be constructed in accordance with the following materials approved by the Old Quadrangle - Hard Surfacing Material Selection Report UMOQ-ITR-VV-XX-RP-L-2020 P01, 16th November 2023:*

- o Granite sett mix (P1)*
- o New sandstone (P2)*
- o Reclaimed sandstone (P3)*
- o Reclaimed sandstone to building trim (P6)*
- o Granite 'Ellipse' seat wall (W1)*
- o Granite 'Ellipse' flush (P4)*
- o Granite Edging o Resin Bound Aggregate (P5) 'Winter Pearl'*

If any further materials are required to be used for the development in addition to those listed above, prior to the use of any additional materials on site, samples and specifications of all additional materials to be used shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be constructed only using the approved materials with layout and bonding to be agreed on site with the City Council prior to installation.

Since approval of permission 137962/FO/2023 for remodelling of hard and soft landscaping works to the Old Quadrangle it has become apparent that the amount of reclaimed sandstone which can be reused within the remodelling proposal is greater than anticipated previously which allows for the increased use of recycled materials thereby delivering increased sustainability benefits. This application seeks discharge for the adjusted hard materials layout discussed and agreed with Planning and Conservation Officers on 27th February 2024.

Minor adjustments to the previously approved setting out includes:

- Removal of three resin bonded gravel pathways/secondary seating areas and replacement with lawn;
- Installation of recycled stone to the front of the John Owens building replacing the granite setts proposed previously; and
- Removal of granite setts to the seating area aside Manchester Museum and replacement with a smaller seating area set within a soft landscape.

Please refer to Brochure UMOQ-ITR-VV-XX-RP-L-2020 Rev P02, Hard Surfacing Material Selection, 29th February 2024 which provides full and final details of the proposed layout and use of materials. Within this brochure setting out Drawing UMOQ-ITR-XX00-DR-L-0101 C06 shows the final setting out of external materials.

Condition 5a) Local Benefit Proposal

Condition 5a provides that: '5) (a) *Prior to the commencement of the development, 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.*

Please refer to the Local Benefit Proposal - The Old Quadrangle Project 2452, prepared by MBC Building Contractor which sets out the local benefits anticipated to accrue. It is noted that MBS have already posted a job opportunity with the Job Centre for a temporary purchasing position to help with the Old Quadrangle Project.

We look forward to receiving confirmation that the application has been validated. In the meantime, if you require any further information please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink that reads "David Tye". The signature is written in a cursive, slightly slanted style.

David Tye BSc (Hons) MTPI MRTPI
Director

Cc *Joanna Broadhurst, University of Manchester*
 Miles Greenwood, RECOM
 Alan Williams, Wilson Mason
 Matthew Speight, Iteriad