

2 February 2024

Delivered via Planning Portal

Jennifer Atkinson
Manchester City Council
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Town Hall, Albert Square
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Dear Jennifer

**APPLICATION TO DISCHARGE CONDITIONS 11, 17 AND 18B PURSUANT TO PLANNING PERMISSION REF:
124472/FO/2019 – KINCARDINE COURT, MANCHESTER, M13 9JA**

On behalf of our client, Unite Students ('the applicant'), I am pleased to enclose an application to discharge Conditions 11 (Sustainability), 17 (Secured by Design) and 18B (Travel Plan) pursuant to the above planning permission at Kincardine Court, Manchester.

The application has been submitted via the Planning Portal (ref. PP-12662843) and comprises the following information:

- This Covering Letter, prepared by Turley
- Completed Application Forms, prepared by Turley
- Confirmation of Crime Impact Statement/ Secured by Design Compliance, prepared by Design for Security
- Full Travel Plan (doc ref. 083471-CUR-XX-XX-T-TP-00002 P01), prepared by Curtins

The requisite fee of £145.00 has been paid online via Planning Portal.

Background

Full planning permission was granted by Manchester City Council ('MCC') on 06 December 2019 for the redevelopment of Kincardine Court (LPA ref. 124472/FO/2019) ("Kincardine Court Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of

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existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank

Since the permission was granted, the proposed development has been subject to three Non-Material Amendment applications and a number of discharge of condition applications.

A full history of the applications post approval can be seen below.

Summary of Applications Submitted

Application Type	Condition No. (If Applicable)	Reference	Status
Non-Material Amendment		130919/NMC/2021	Approved
Non-Material Amendment		134968/NMC/2022	Approved
Non-Material Amendment		135181/NMC/2022	Approved
Discharge of Condition	3a	CDN/21/0513	Discharged
Discharge of Condition	3b	CDN/22/0561	Discharged
Discharge of Condition	4	CDN/21/0513	Refused
Discharge of Condition	4	CDN/21/0976	Discharged
Discharge of Condition	5a	CDN/21/0513	Discharged
Discharge of Condition	5b	CDN/22/0526	Discharged
Discharge of Condition	6	CDN/21/0513	Discharged
Discharge of Condition	8	CDN/21/0976	Discharged
Discharge of Condition	9	CDN/22/0422	Discharged
Discharge of Condition	10	CDN/22/0422	Discharged
Discharge of Condition	11 (Timeframe)	CDN/22/0526	Agreed
Discharge of Condition	12a	CDN/22/0526	Discharged
Discharge of Condition	12b	CDN/22/0691	Discharged
Discharge of Condition	13	CDN/22/0691	Discharged
Discharge of Condition	15	CDN/22/0422	Discharged
Discharge of Condition	18a	CDN/22/0422	Discharged
Discharge of Condition	19	CDN/22/0422	Discharged
Discharge of Condition	21a	CDN/22/0526	Discharged
Discharge of Condition	23	CDN/22/0422	Discharged
Discharge of Condition	24	CDN/22/0422	Discharged
Discharge of Condition	27	CDN/22/0422	Discharged
Discharge of Condition	26	CDN/22/0561	Discharged
Discharge of Condition	28	CDN/22/0422	Discharged

Discharge of Condition

Condition 11 – Sustainability

Condition 11 requires the submission of the Post Construction Review Certificate to validate the works undertaken conform to the recommendations and requirements made under condition 11, stating:

The development hereby approved shall be carried out in accordance with the Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 7 August 2019. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

This application seeks to agree a new timeframe for submission of the post construction review certificate. The previous approval (LPA ref. CDN/22/0526) agreed a timeframe of 6 months post first occupation for submission of a post construction review certificate. As a result of a change to EVCP regulations during the construction period, the application has had a significant issue in sourcing compliant charging points due to the limited supply.. This contributed to a delayed BRE submission. As such, the post construction review certificate will be submitted in March 2024.

On this basis, it is proposed that the timeframe element of the condition is re-discharged to allow for submission “18 months post first occupation”. As above, the requisite certificate will be formally submitted in March 2024.

Condition 17 – Secured by Design

Condition 17 requires the submission of a verification report to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition, prior to the occupation of the development, stating:

The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 7 August 2019. The development shall be carried out in accordance with these approved principles. 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.

The submitted document, Confirmation of Crime Impact Statement/ Secured by Design Compliance, confirms the development is completed in accordance with the approved principles and are therefore sufficient to discharge condition 17.

Condition 18B – Travel Plan

Condition 18B requires the submission of a Travel Plan to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition, prior to the occupation of the development, stating:

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

The submitted document, Full Travel Plan (doc ref. 083471-CUR-XX-XX-T-TP-00002 P01), prepared by Curtins, confirms the details on the monitoring and review process, responsibility and management of the document, and the appointment of a Travel Plan Coordinator as the Travel Plan progresses. The submitted document confirms the measured levels are considerable within the criteria and are therefore sufficient to discharge condition 18B.

Conclusion

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Conditions 11 (Sustainability), 17 (Secured by Design) and 18B (Travel Plan) pursuant to planning permission 124472/FO/2019. However, should you require any further information, please contact myself or my colleagues Will Hannah (will.hannah@turley.co.uk) Andrew Bickerdike (andrew.bickerdike@turley.co.uk).

Yours sincerely



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