



Paul Butler Associates

Planning, Development & Heritage Consultants

6 February 2024

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

22.1839/cd1

FAO Michael Pearson

Dear Mrs Roscoe,

**Application for Approval of Details Reserved by Condition
Former All Souls Rectory, Every Street, Manchester, M4 7DQ**

136140/JO/2023 'Variation of planning permission 128924/JO/2020 to make elevational alterations including alteration to roof together with the configuration of the car parking area, means of access and landscaping'

On behalf of our client McCaul Developments Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of conditions 2, 3, 8, 9, 14, 15 and 16 attached to Planning Permission 136140/JO/2023. We are eager to discharge these conditions as soon as possible to allow works to progress on site.

This letter sets out the numbered conditions for which 'discharge' is sought, together with an overview of the information submitted in response:

Condition 2 – Materials samples and specifications

Condition 2 states:

'No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development, aside from the approved brick type (Wienerberger Bradfield Multi), have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the approved details.'

Reason – To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.'

In response to this condition mock-up sample drawings have previously been submitted to and agreed with Council Planning Officers (These drawings are resubmitted as part of this condition discharge application for completeness and are referenced below). Following submission of drawings, correspondence has taken place with Planning Officers to agree individual materials to be used in the mock-up sample. This process is ongoing and the mock-up sample will be duly prepared as part of this process. A site meeting will then be arranged to allow for sign-off.

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Previously submitted sample bay drawings:

- A695_T_2900 'Sample Panel'
- A695_T_2901 'Sample Panel'

Condition 3 - Secure by Design

Condition 3 states:

'3) No above ground development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure 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 thereby 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.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework'

In response to this condition, a letter titled 'Secured by Design – Former All Souls Rectory, Every Street, Manchester' dated 13th July 2023 has been submitted. This sets out the range of measures to be incorporated into the scheme to achieve SBD accreditation. The submission of this document will allow for the discharge of the first part of this condition. Following completion of the development, and once Secure by Design accreditation has been received, the certificate will be submitted to the Council to enable final discharge of the condition.

Condition 8 - Scheme for acoustically insulating the residential accommodation against noise

Condition 8 states:

'8) Before first occupation of the residential accommodation hereby approved, a scheme for acoustically insulating the residential accommodation against noise from Every Street shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved noise insulation scheme shall be completed before any of the flats are occupied and shall thereafter retained.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy'.

In response to this condition an Acoustic Planning Report (ref: 1132/APR1) has been submitted. This report sets out a scheme for acoustic mitigation as required by the condition. These measures will be duly implemented as part of the development to ensure compliance with the condition.

Condition 9 - Landscape Scheme

Condition 9 states:

'9) Prior to the commencement of any above ground works, a hard and soft landscaping scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details. If within five years of the date of the completion of the development any tree or shrub is removed, uprooted, destroyed, fails, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in its place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy'.

In response to this condition the following drawings have been submitted:

- Drawing 23-301 001B - Hard Landscaping Plan
- Drawing 23-301 002A – Soft Landscaping Plan

Condition 14 - Details of a waiting/parking restriction

Condition 14 states:

'14) Prior to first occupation of the development hereby approved, details of a waiting/parking restriction (Traffic Regulation Order) on the carriageway immediately adjacent to the vehicular access on Every Street shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the works have been constructed in accordance with the approved details and retained thereafter.

Reason - To ensure adequate sight lines to the access, the interests of highway safety, pursuant to Policy DM1 of the Core Strategy'.

Following determination of the application, correspondence has taken place with the Council's Highway Officers. During this correspondence it was confirmed that due to other planning TRO schemes in the area a TRO is not required as part of this application and therefore Condition 14 is redundant. The email correspondence from the Highways Officer has been submitted in response to this condition. We would be grateful for confirmation of this from the Planning Authority.

Condition 15 - Contamination

Condition 15 states:

'15) The development hereby approved shall only be implemented in accordance with the submitted Geo Environmental Investigation and Assessment produced by WML Consulting (Ref: 7261G-WML-00-XX RP-G-0002 Rev A) received by the City Council as Local Planning Authority on 20 November 2019 and updated Ground Gas Risk Assessment produced by WML Consulting (Ref: 7261G/TPB/SCC) received by the City Council as Local Planning Authority on 1 November 2019, pursuant to condition discharge approval referenced CDN/19/0784.

To enable the full discharge of the condition, the following information is required to be submitted to and agreed in writing by the City Council as Local Planning Authority.

- (i) A post demolition Site Investigation and Risk Assessment Report;*
- (ii) Submission of a detailed Remediation Strategy (to be submitted once the additional Site Investigation Report has been completed).*
- (iii) A Completion/Verification Report to confirm that the development has been implemented in accordance with the agreed strategy. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.*

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy'.

In response to this condition a Ground Investigation Report prepared by Sub-Surface has been submitted. Based on ground samples, the report concludes that there are no contaminants requiring remediation and/or precautions to be taken for the proposed development. The report does however recommend that a watching brief is implemented during the works and standard health and safety measures are taken by site personnel. Based on these conclusions a detailed remediation strategy is not deemed necessary, although a completion / verification report will be prepared and submitted in due course to enable full discharge of the condition.

Condition 16 - Drainage

Condition 16 states:

16) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion. The scheme shall include:

- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.*
- o Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.*
- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing*

system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;*
- o Hydraulic calculations to support the drainage proposal.*
- o Details of how the scheme shall be maintained and managed after completion.*

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy’.

In response to this condition the following information has been submitted:

- S106 Part 1 ‘Application to connect to a public sewer’ Approval Notice.
- Drawing 7261G 0001 P4 ‘Drainage Strategy Plan’.
- Drawing 1-21590 500 C02 ‘Drainage Layout’.
- Drawing 1-21590 501 C01 ‘Drainage Details Sheet 1’.
- Drawing 1-21590 502 C01 ‘Drainage Details Sheet 2’.
- Every Street – DMS 1-21590 ‘Outline Drainage Maintenance Operations’.
- SW Hydraulic Calculations.
- Email regarding infiltration.

Alongside this letter, the completed condition discharge application forms have been submitted, whilst payment of the condition discharge application fee (£145) has been made via the Planning Portal.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Associate Director