Paul Butler Associates
Planning, Development & Heritage Consultants

15 September 2023

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

FAO Lucy Harrison

Ljr04/21.1562/tf

Dear Mrs Roscoe

Location: **Plot G Slate Wharf, Blantyre Street, Manchester**
Proposal: **Erection of a four storey building to form 24 residential apartments (Use Class C3) with associated hard and soft landscaping and ancillary development thereto**
Application: **113617/FO/2016**

On behalf of our client Prestbury Estates Limited, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'.

As part of this application we are applying to discharge conditions 5, 14, 18, 19 and 22 attached to planning permission 113617/FO/2016. We are eager to progress the discharge of these conditions since the scheme is nearing completion.

The numbered conditions of planning permission 113617/FO/2016 for which discharge is sought and the information being submitted, is set out under the headings below.

Condition 5: Archaeological Evaluation

No development shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI), prepared by the appointed archaeological contractor. The WSI shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the site investigation has been completed in accordance with the approved WSI. The WSI shall cover the following:

(a) A phased programme and methodology of site investigation and recording to include:
- targeted field evaluation trenching
- (depending upon the evaluation results) a strip map and record exercise
- targeted open area excavation

(b) A programme for post investigation assessment to include:
- analysis of the site investigation records and finds
- production of a final report on the significance of the archaeological and historical interest represented.

(c) Provision for publication and dissemination of the analysis and report on the site investigation.

(d) Provision for archive deposition of the report, finds and records of the site investigation.

(e) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Response: The pre-commencement part of this condition (Written Scheme of Investigation) was previously discharged under application CDN/21/0411. In relation to the remainder of this condition, please find attached an Archaeological Evaluation Report (Ref: 2021/174 and dated 23/09/2021) prepared by Archaeological Research Services. This report has been approved by County Archaeologists, archived and uploaded to the HER.

Condition 14: Externally Mounted Ancillary Equipment

Before first occupation of the development the building, together with any externally mounted ancillary equipment, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Response: It has been confirmed by the contractor that this condition isn't applicable. This is on the basis that the only externally mounted equipment is the AOV fan on the roof. This is only activated when a fire is detected within the building and does not operate in any other circumstance than evacuation.

Condition 18: Installation of External Doors

Prior to the installation of external doors, full details of the appearance of all external doors, including their proposed materials, shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Response: The external door specifications are detailed on the planning drawings and specifications submitted as part of the material sign off. The 'Facing Materials Schedule' (see attached) which was submitted as part of condition 11 confirms the material / product description / product information for the various external doors within the development. This has been resubmitted for information.

Condition 19: Travel Plan

Before first occupation of any part of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the

objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented. The Travel Plan shall be fully implemented, prior to first occupation of the building, and shall be kept in operation at all times thereafter.

Response: Please find attached a Travel Plan (Ref: 083656-CUR-XX-XX-T-TP-00001, dated 14 April 2023) prepared by Curtins. This sets out the Travel Plan Initiatives, Targets, Monitoring and Review and an Action Plan.

Condition 22: Crime Impact Statement

The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation that the development has been built in with the recommendations contained within section 3.3 of the attached Crime Impact Statement dated (09/03/2016)

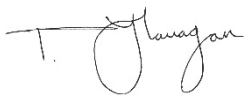
- URN: 2015/0490/CIS/01 Version C) and the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Response: Please find attached a certificate from Greater Manchester Police confirming that the scheme has achieved the Secured by Design Gold Award.

The planning application fee will be paid by the applicant on submission of the application.

We trust that the information submitted will enable the discharge of the above conditions. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director

Cc Simon Kimble; Prestbury Estates
Matt Fisher; Prestbury Construction