

31 May 2023

Delivered by email

Ref: GARM3004

Anthony Mitchell
Planning and Building Control
Manchester City Council
Level 6, Town Hall Extension
St Peter's Square
Manchester
M2 5HD

Dear Tony

MANCHESTER METROPOLITAN UNIVERSITY, SCIENCE AND ENGINEERING PROJECT: PHASE 1 – JOHN DALTON WEST / JOHN DALTON TOWER, CHESTER STREET, MANCHESTER.

DISCHARGE OF PLANNING CONDITIONS 8(B) (LOCAL BENEFIT PROPOSAL MONITORING REPORT – CONSTRUCTION PHASE), CONDITION 10 (PUBLIC REALM AND LANDSCAPE MATERIALS PROGRAMME), CONDITION 22 (EXTERNAL SEATING), CONDITION 26 (PUBLIC REALM MAINTENANCE STRATEGY), CONDITION 29 (SCHEME FOR DELIVERY, SERVICING AND WASTE COLLECTIONS) AND CONDITION 30 (EVENT MANAGEMENT STRATEGY) PURSUANT TO PLANNING APPROVAL 125799/FO/2019

On behalf of Manchester Metropolitan University ("the University"), I am pleased to enclose an application to discharge Conditions 8(b), 10, 22, 26, 29 and 30 pursuant to the above referenced planning permission for a new Science and Engineering ("S&E") Building (currently under construction) within the University campus. The approved development comprises the first phase of the University's Science and Engineering project, which will transform the John Dalton building complex over the next few years.

The application has been submitted by email and comprises electronic copies of the documents and drawings listed at **Appendix 1**.

The requisite application fee of £116 has been paid directly to the Council by the University via BACS payment.

Background

As you are aware, full planning permission for a new Science and Engineering building on the site previously occupied by the John Dalton West building was granted by Manchester City Council ("MCC") in March 2020 (LPA ref. 125799/FO/2019). The new building extends to 7 storeys and will provide improved teaching spaces, study areas and catering facilities, and will physically connect to the John Dalton Tower in order to facilitate closer working practices between the functions contained within that building and those proposed to be placed within the new building. The building will allow the Faculty of Science and Engineering to build upon world-class research in a variety of fields, grow international student numbers and increase its Research and Knowledge Exchange activity and income.

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Additionally, full planning permission for external alterations to the John Dalton Central building comprising a new facade to the North and East elevations, infilling of two small areas to create new internal teaching space including laboratories and a new internal fire escape staircase, demolition of the 'glazed link' between the John Dalton East and John Dalton Central buildings and the John Dalton East plant room and associated works, was granted on 14 January 2021 (LPA ref. 128181/FO/2020). This seeks to enable the enhancement of the external appearance of the John Dalton Central building in order to reflect the high-quality design of the new Science and Engineering building.

Demolition of the existing John Dalton West Building and its associated structures was completed in March/ April 2021 and construction of the new S&E building is currently anticipated to be complete in September 2023. The University has appointed Bowmer & Kirkland Ltd (B&K) as main contractor for the project. Once completed, the new S&E building will be known as the John Dalton Building.

Condition 8(b): Local Benefit Proposal monitoring report (construction phase)

Condition 8(b) states:

“Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”

The Education Engagement Activity spreadsheet, prepared by B&K, demonstrates how 44.5 hours of B&K staff time has been dedicated to activities in the local community. Activities such as the University’s FutureMe programme, attending the Careers Fair at MMU’s Engineering Department and engaging with Parrs Wood Sixth Form to discuss site visits and career talks with students are among the activities identified in the spreadsheet.

The Local Labour Summary, prepared by B&K, sets out the details of local labour recruitment as part of the construction work for the proposed development. Throughout this phase, there have been 209 full-time equivalent jobs, with 59% being local labour, and 14% being within the MCC postcode.

Condition 10: Public Realm & Landscape Materials Programme

Condition 10 states:

“Prior to the commencement of development (except for demolition and clearance to the current ground level and remediation) a programme for the submission of final details, including where relevant samples and jointing details of all public realm and landscaping works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The programme shall include submission and implementation timeframes for the following details:

- a) Details of the proposed hard landscape materials;*
- b) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building*
- c) Details of the proposed tree species within the public realm including proposed size, species and planting specification including tree pits and design;*
- d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and native tree and shrub planting and soft landscaping;*
- e) Details of the proposed street furniture including seating, bins and lighting;*
- f) Details of any external steps and handrails;*
- g) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance.*

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, 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 at the same place."

Condition 10 (Landscape Materials) was part discharged in February 2021, in so far as approving a schedule of the landscape materials (LPA ref. CDN/20/0798). B&K are now in possession of the physical samples of these materials and would like to invite MCC to inspect these so as to enable Condition 10 to be fully discharged. As per email correspondence from Turley to MCC on 19 May 2023, the physical samples can either be viewed on site or can be delivered to the Council's offices for review. Images of the physical samples are enclosed at **Appendix 2**.

Condition 22: External Seating

Condition 22 states:

"Full details of all external seating, including the locations, layouts, furniture details, operational details, security measures and disabled access measures shall be submitted to and approved in writing by the City Council before any external seating is installed and operated on site. The external seating shall be installed and operated only in accordance with the approved details."

The enclosed drawings provide full details of all external seating at the new John Dalton Building, including the location and quantity of seating (dwg ref. 1338B-RFM-NB-00-DR-L-0011-S3-P02), type of benches (dwg ref. 1338B-RFM-NB-00-DR-L-8008 P01), construction and sizes of seating (dwg ref. 1338B-RFM-NB-00-DR-L-8008 P01) and the position of the LED lighting which will be incorporated within the external seating (dwg ref. 1338B-HOL-XX-XX-DR-E-900001).

Condition 26: Public realm maintenance strategy

Condition 26 states:

"Before first occupation of the development, full details of a maintenance strategy for the areas of public realm adjacent to and around the new building including surfaces, planting and litter collection and details of where maintenance vehicles would park shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved strategy shall remain in operation in perpetuity."

The enclosed Hard and Soft Grounds Maintenance Scheme, prepared by the University, provides details of the frequency of maintenance for the areas of public realm adjacent to and around the new John Dalton Building, which is located within the 'All Saints campus'. All public realm management will be dealt with in house by the University, except for the annual reactive tree surgery, which is outsourced across the entire campus.

Condition 29: Scheme for delivery, servicing and waste collections

Condition 29 states:

"Notwithstanding condition 2, prior to occupation of the development a scheme for the hours of deliveries, servicing and collections, including waste collections shall be submitted to and approved in writing by the City Council as local planning authority. Deliveries, servicing and collections associated with the development shall be operated in accordance with the agreed hours throughout the life of the development."

The enclosed Waste and Recycling Storage and Disposal Plan (WRSDP), prepared by the University, provides full details of the scheme for delivery, servicing and waste collections during the lifetime of the John Dalton Building. Veolia Environmental Services are the main waste contractor on behalf of the University, who will collect the general waste, food waste, paper and card, plastic bottles, tin cans, and glass. Table 1 of the WRSDP identifies the collection schedule for the individual waste streams. The University will implement measures to minimise the volume of waste generated by the development and maximise reuse and recycling. The University has set preferred collection times, with removal occurring prior to 08:30 to avoid periods of significant footfall across the campus.

Condition 30: Event management strategy

Condition 30 states:

"Before the building and the associated areas of public realm / landscaping hereby approved are first brought into use a detailed Event Management Strategy (including review mechanism) shall be submitted to and approved by the City Council as local planning authority.

The strategy shall include detail of the following:

- a) Details of the types of events that would be held within the space;*
- b) Any temporary traffic measures that would be required to be put in place;*
- c) How full access for pedestrians and service vehicles to surrounding streets and buildings would be maintained;*
- d) Locations for vehicles including cranes to unload; and*
- e) An Operating Schedule for prevention of crime and disorder and prevention of public nuisance shall be submitted and agreed in writing by the City Council as Local Planning Authority.*

The approved Event Management Plan shall be adopted for the first event, and shall be so maintained and reviewed whilst the use is in operation."

The enclosed Event Management Strategy (EMS), prepared by the University, provides full details of how the John Dalton Building will be utilised for events and how these will be controlled. Section 2 of the EMS includes details of the types of events that will be held within the space, including academic and non-academic conferencing, exhibitions, dinners and functions, and filming. As set out within Section 3 of the EMS, the University does not anticipate the need for temporary traffic measures to facilitate the hosting of events at the John Dalton Building. Section 4 of the EMS includes details for pedestrian and vehicular access to the John Dalton Building and Section 5 incorporates an operating schedule which sets out the principal objectives of the security systems in place to prevent crime and disorder, and public nuisance.

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 Conditions 8(b), 10, 22, 26, 29 and 30 pursuant to planning permission 125799/FO/2019. However, please do not hesitate to contact me or my colleague Tom Lord (thomas.lord@turley.co.uk) if you have any queries.

Yours sincerely,



Rebecca Boston
Assistant Planner

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Appendix 1: Application Documentation List

Title	Reference	Author
Completed application forms	-	Turley
Covering letter	-	Turley
Condition 8(b): Local Benefit Proposal (Construction Phase)		
Education Engagement Activity	-	B&K
Local Labour Summary	-	B&K
Condition 22: External Seating		
Overall Site Plan	1338B-RFM-NB-00-DR-L-0011-S3-P02	Re-form
Street Furniture Details	1338B-RFM-NB-00-DR-L-8008 P01	Re-form
Precast Concrete Seats	1338B-RFM-NB-00-DR-L-8008 P01	Evans
External Lighting and CCTV Layout (Sheet 1 of 2)	1338B-HOL-XX-XX-DR-E-900001	Hoare Lea
Condition 26: Public Realm Maintenance Strategy		
Hard and Soft Grounds Maintenance Scheme	-	Manchester Metropolitan University
Condition 29: Scheme for Delivery, Servicing & Waste Collections		
Waste and Recycling Storage and Disposal Plan	Dated 02/05/23	Manchester Metropolitan University
Condition 30: Event Management Strategy		
Event Management Strategy	Dated 02/05/23	Manchester Metropolitan University

Appendix 2: Condition 10 (Landscape Materials) Physical Samples

KOBRA PLANTER EDGING – BUSH HAMMERED, GRANITE

(50% of each) 400mm wide x 200/400/600mm length x 80mm deep



KELLEN MAGMA BLEND – BRECCIA FINISH

300mm x 100mm x 80mm



MAGMA & YELLOW ROCK GRANITE

