Paul Butler Associates
Planning, Development & Heritage Consultants

16 October 2023

Mrs Julie Roscoe
Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Steven McCoombe

20.1452

Dear Sir, Madam

Victoria Mill, Miles Platting - Applications for Discharge of Conditions

Please find enclosed applications for the discharge of Conditions 3 (drainage), 13 (noise impact), 15 (secure by design), 16 (archaeology), 17 (air quality), 18 (M&E) of planning permission (PP) 131298/JO/2021 and Condition 3 (M&E) of Listed Building Consent (LBC) 131380/JO/2021. These planning consents were approved by Manchester City Council on 15 March 2022. The description of development for the PP stated:

> *Variation of conditions 1 (specified plans), 3 (surface water drainage), 8 (cycle parking) and 11 (refuse storage arrangements) attached to planning permission referenced 119321/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1-5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to the central stair core and the use of rooms at floors 1-5 as bin stores.*

The description of development for the LBC stated:

> *Variation of planning conditions 1 (specified plans) attached to listed building consent referenced 119357/JO/2018 to enable the omission of cycle parking from the basement and the creation of cycle stores at floors 1- 5, the omission of the waste chute to staircase A, the omission of home working offices adjacent to central stair core, and the use of rooms at floors 1-5 as bin stores*

The following sections set out the conditions where discharge is sought, and identifies the documents which have been submitted in support of the application.

Planning Permission 131298/JO/2021

Condition 3 – Drainage Scheme

The condition states:

> *'Prior to the occupation of the development, a scheme for the drainage of surface water from the new development shall be submitted for approval in writing by the City Council as the Local Planning Authority. The development shall then be constructed in accordance*

with the approved details, within a previously agreed timescale. Prior to the final occupation of the development a verification report shall be submitted, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.'

Please refer to the enclosed Drainage Strategy Report Update which has been prepared by Hamilton Technical Services (Ref: C-0808-M, dated 12/16/2021) along with the Proposed Redesigned Surface Water Drainage Plan (Ref: C-0808-08 Rev A). This document is submitted in support of the partial discharge of this condition. A further submission will be made in due course relating to the requirement for the submission of a verification report following completion of the works.

Condition 13 – Plant Noise

The condition states:

'Before first occupation of the development, 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.'

Please refer to the enclosed Building Services Noise Impact Assessment which has been prepared by Stroma (Ref: 08-20-84338 – AC - 1v2). Full discharge of Condition 13 is therefore sought.

Condition 15 – Secure by Design

The condition states:

'a) The development hereby approved shall be constructed in accordance with the measures acknowledged on the 9 January 2018 by the Local Planning Authority in relation to how secure by design accreditation will be achieved.
b) 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.'

Please refer to the enclosed Secured by Design Silver Award Certificate Ref 2017/0945/SBD/01 dated 14 April 2022, confirming that secure by design accreditation has been achieved. Full discharge of this condition is therefore sought.

Condition 16 - Archaeology

The condition states:

'a) The development hereby approved shall be constructed in accordance with the Written Scheme of Investigation prepared by Cotswold Archaeology in January 2018 previously approved by the Local Planning Authority on the 5 March 2018.

b) Prior to the occupation of the development, confirmation that the approved works have been adequately implemented on site including the programme and methodology of investigation, the production of a final report on the significance of the archaeological

and historical interest represented and the provision for archive deposition of the report and records of the site investigation has been submitted to and approved in writing by the Local Planning Authority.'

Please find enclosed the following documents:

- Historic Building Survey and Report (Revised Version) by Matrix Archaeology dated May 2019.
- Historic Building Reporting by Matrix Archaeology dated July 2019.

These documents have been submitted and signed off by the Greater Manchester Archaeology Advisory Service (GMAAS) as is reflected within the enclosed email correspondence between Ian Miller and James Stammers. Having considered the documents, Ian Miller had requested that evidence be provided in relation to the excavation of a drainage attenuation tank, and that subject to the provision of such evidence, no further archaeological investigation would be required.

Excavation to accommodate the attenuation tank has taken place, but was subsequently back-filled prior to installation of the tank, due to instability of the ground. The intention is for this area to be re-excavated to accommodate a drainage attenuation tank in due course. The area of excavation is visible on the aerial shot below identified within the red box:

On the basis of the above, and the submitted documentation, we request that the condition is discharged in full.

Condition 17 – Air Quality

The condition states:

> *'a) The development hereby approved shall be constructed in accordance with the Air Quality Report completed by Miller Goodall Ltd dated 1 June 2017 in relation to the proposed construction methodology.*
>
> *b) Prior to the first occupation of the development hereby approved, further air quality management details outlining the impact of the development and any necessary mitigation measures to be implemented within a timescale to be agreed in writing, shall be submitted to and approved in writing by the City Council as local planning authority.*
>
> *The development shall then be implemented in accordance with any mitigation measures identified within the assessment.'*

Please refer to the enclosed Air Quality Assessment prepared by Miller Goodall (Ref: 101545-2). In accordance with part b of the condition, this confirms that the impact of the development on local air quality is regarded to be 'insignificant', and mitigation measures are set out within Section 8 of the report. Full discharge of Condition 17 is therefore sought.

Condition 18 – M&E

The condition states:

> *'Prior to the installation of any M & E equipment into the building, a fully detailed schedule of works and specifications shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The development shall then be completed in accordance with the approved details.'*

Please find enclosed the following documents which are submitted in support of the full discharge of this condition:

- Proposed Ventilation Layout First Floor (Ref: XX-01-DR-M-57001 Rev C3)
- Proposed Ventilation Layout Second Floor (Ref: XX-02-DR-M-57001 Rev C3)
- Proposed Ventilation Layout Third Floor (Ref: XX-03-DR-M-57001 Rev C3)
- Proposed Ventilation Layout Fourth Floor (Ref: XX-04-DR-M-57001 Rev C3)
- Proposed Ventilation Layout Fifth Floor (Ref: XX-05-DR-M-57001 Rev C3)

Please note that the M&E works had commenced when the applicant became involved in the project, and these works have almost been completed. Retrospective discharge of this condition is therefore sought. Officers are welcome to visit the building to review the works and confirm whether any further information is required.

Listed Building Consent 131380/JO/2021

Condition 3 – M&E

Please refer to the information submitted above in relation to Condition 18 of the PP.

We trust that the submitted information is sufficient to enable the discharge of each Condition identified. Should any further information be required, please do not hesitate to get in touch.

Yours sincerely

Don Murphy MPLAN MRTPI
Director