

21 November 2023

**F.A.O Jen Atkinson**  
Manchester City Council  
Planning and Development  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Jen,

**Bendix Street, New Cross**

**Application for Discharge of Condition - Planning Permission Reference: 125681/FO/2019 as amended by 132527/NMC/2021**

Please find enclosed an application for the full discharge of Condition 10, 17, 18, 24, 25 and 40 attached to Planning Permission ref: 125681/FO/2019 granted 23 Apr 2021, as amended by Non-Material Amendment (NMA) ref. 132527/NMC/2021 approved 10 January 2022. This application also seeks to agree an appropriate timescale for submission of documents in relation to Condition 12

The Planning Permission relates to the erection of a 12 storey residential building on the Site bound by Thompson Street to the north east, Oldham Road to the south, Bendix Street to the south west and a building occupied by Turning Point to the north west ('the Site').

The Applicant is Mulbury Homes (Central) Ltd .

For clarity, the description of development for proposals are as follows:

*"Erection of a ground plus 12-storey residential building (Use Class C3) comprising 161 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and / or D1 (excluding Places of Worship)) (160sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings."*

Table 1 below confirms the documents submitted in support of this application for the partial discharge of Condition 10, 17, 18, 24, 25 and 40.

Table 1: Submission Documents

| Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Submission Document(s)                                                                                                                                                                                                                                                                                                                                                                                      |
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| <p><b>Condition 10</b></p> <p><i>Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>For the avoidance of doubt this shall include:</i></p> <ul style="list-style-type: none"> <li>– <i>Verification reporting providing photographic evidence of construction;</i></li> <li>– <i>Management and maintenance plan for the lifetime of the development which</i></li> <li>– <i>shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.</i></li> <li>– <i>Timescale for implementation</i></li> <li>– <i>The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.</i></li> </ul> | <p>Midwest have prepared an Attenuation Tank Installation Report, which includes photographic evidence of the construction process.</p> <p>Ridge has prepared a Drainage Details and Maintenance Schedule pack, which comprises the drainage layout and details for the Site; and sets out the maintenance schedules for these.</p> <p>This information is submitted to discharge Condition 10 in full.</p> |
| <p><b>Condition 12</b></p> <p><i>The development hereby approved shall be carried out in accordance with the Energy statement prepared by Future Serv stamped as received by the City Council, as Local Planning Authority, on the 22 September 2020. 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.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>We request formal agreement that a post construction review certificate/statement shall be submitted to the local planning authority 3 months post-completion of construction works on Site.</p>                                                                                                                                                                                                         |
| <p><b>Condition 17</b></p> <p><i>Prior to the first occupation of the commercial unit or residents lounge, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P4 and 0324-TGA-XX-</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>A Waste Proforma and Management Strategy prepared by Native.</p> <p>This information is submitted to discharge Condition 17 in full.</p>                                                                                                                                                                                                                                                                 |

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| <p><i>00-DR-A-0301 Rev P4 stamped as received by the City Council, as Local Planning Authority, on 23 April 2021, the waste management arrangements shall be submitted for approval in writing by the City Council, as Local Planning Authority.</i></p> <p><i>The details shall be implemented prior to the first use of the commercial unit hereby approved and thereafter retained and maintained in situ.</i></p>                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                           |
| <p><b>Condition 18</b></p> <p><i>Prior to the first use of the commercial unit or residents lounge, as shown on drawing 0324-TGA-XX-00-DR-A-0300 Rev P4 and 0324-TGA-XX-00-DR-A-0301 Rev P4 stamped as received by the City Council, as Local Planning Authority, on 23 April 2021, details of a scheme to extract fumes, vapours and odours from that commercial unit shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to the first occupation of the commercial unit and thereafter retained and maintained in situ.</i></p>                                                                                                                                       | <p>A memo has been prepared by GMI in relation to the ventilation strategy which confirms that there will be no cooking facilities in the residents' lounge, and therefore no requirement for scheme to extract fumes, vapours and odours.</p> <p>This information is submitted to discharge Condition 18 in full.</p>                    |
| <p><b>Condition 24</b></p> <p><i>In the event that any of the commercial unit, as indicated on drawing 0324-TGA-XX-00-DR-A-0300 Rev P4 and 0324-TGA-XX-00-DR-A-0301 Rev P4 stamped as received by the City Council, as Local Planning Authority, on 23 April 2021 are occupied as Use Class A3 or A4, prior to its first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority. These details are as follows:</i></p> <p><i>Management of patrons and control of external areas. For the avoidance of doubt this shall include:</i></p> <ul style="list-style-type: none"> <li>• <i>Dispersal policy;</i></li> <li>• <i>Mechanism for ensuring windows and doors remain closed after 9pm</i></li> </ul> | <p>A Management Strategy has been prepared by Native, which confirms that all areas identified as commercial space or residents lounge shall be operated as residential space and therefore the ground and first floors shall be used and residential lounge.</p> <p>This information is submitted to discharge Condition 24 in full.</p> |

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| <p><i>The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.</i></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                    |
| <p><b>Condition 25</b></p> <p><i>The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved.</i></p> <p><i>The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied.</i></p> | <p>A Lighting Scheme has been prepared by GMI and is submitted alongside this application.</p> <p>This information is submitted to discharge Condition 25 in full.</p>                             |
| <p><b>Condition 40</b></p> <p><i>Prior to the first use of the roof terrace as shown on drawing 136_LYR_XX_12_DEG_L_1003 Rev 1 stamped as received by the City Council, as Local Planning Authority, on the 23 December 2019, the opening hours for the roof terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved hours shall then be implemented for as long as the roof terrace remains in use.</i></p> <p><i>There shall be no amplified music or sound on the roof terrace at any time.</i></p>                                             | <p>A Management Strategy has been prepared by Native, which confirms the proposed opening hours are:</p> <p>7am – 10pm</p> <p>This information is submitted to discharge Condition 40 in full.</p> |

## Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form;
- Lighting Scheme prepared by GMI;
- Management Strategy prepared by Native;

- Ventilation Memo prepared by GMI; Waste Proforma and Management Strategy prepared by Native;
- Attenuation Tank Installation report prepared by Midwest; and
- Drainage Details and Maintenance Schedule prepared by Ridge.

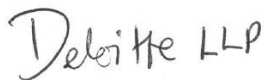
The fee of £116.00 + £64.00 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-12612905.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above.

If you require any further details, please do not hesitate to contact my colleague Eithne FitzGerald ([eithnefitzgerald@deloitte.co.uk](mailto:eithnefitzgerald@deloitte.co.uk)/ 0161 455 6963).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The script is cursive and fluid, with the letters connected.

Deloitte LLP