

23 June 2023

Delivered by email

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

Ref: GARM3004

Dear Michael

**DISCHARGE OF CONDITION 14 (FUMES, VAPOURS AND ODOURS EXTRACTION), CONDITION 18A (TRAVEL PLAN),
CONDITION 21B (EXTERNAL LIGHTING VERIFICATION REPORT), CONDITION 23 (TV RECEPTION SURVEY) AND
CONDITION 27 (SERVICING 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 14, 18(a), 21(b), 23 and 27 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. An application to discharge conditions 8 (Local Benefit Proposal), 10 (Landscaping), 22 (External Seating), 26 (Public Realm Management), 29 (Servicing Hours) and 30 (Event Management Strategy) attached to planning permission 125799/FO/2019, was validated on 7 June 2023 and is currently pending determination (LPA ref. CDN/23/0351).

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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 14: Fumes, Vapours and Odours Extraction

Condition 14 states:

“a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences; any works approved shall be implemented before the use commences. Detail should also be provided in relation to replacement air.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Upon completion of the installation and before the use commences, a verification report will be required to validate that the work undertaken throughout the installation conforms to the recommendations and requirements in the approved consultant's report and drawings. The report shall also undertake post completion testing to confirm that acceptable criteria has been met. Any instances of non-conformity with the recommendations in the report with regard to fume, odour and smoke abatement measures recommended shall be detailed along with any measures required to ensure compliance with the requirements. Photographs should be included within the verification report identifying the abatement equipment, inspection hatches and filters in situ. 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.”

The enclosed drawings provide full details of how all fumes, vapours and odours shall be extracted and discharged from the new John Dalton Building. The drawings demonstrate that a full ventilation system is provided across all seven floors of the S&E building.

Condition 18(a): Travel Plan

Condition 22 states:

“a) Prior to the first occupation of the development a Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i. the measures proposed to be taken to reduce dependency on the private car by those residing, attending or employed within the building;

- ii. a commitment to surveying the travel patterns of residents and staff during the first three months of use of the development and thereafter from time to time;*
- iii. mechanisms for the implementation of the measures to reduce dependency on the private car;*
- iv. measures for the delivery of specified travel plan services; and*
- v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car”*

The enclosed Travel Plan, prepared by the University, provides detail on how the University will continue to deliver existing measures, lobby for improvements, and implement policies to address unsustainable travel practices. Examples of measures and mechanisms to encourage and reduce dependency on the private car include:

- Provide on-campus cycle parking capacity that matches present demand, with a plan to increase capacity to meet future expected upward trend in journeys made by bike. This will be actioned through Deliver periodical cycle parking audits to ensure quantity and quality of provision meet demand and customer expectations.
- Provide zero and low-carbon active business travel options for employees, this will be actioned by delivering an electric e-cargo bike fleet.
- Provide a benefit package that encourages cycling, this will be actioned through a Cycle to Work Scheme which meets customer demands, as well as the continuation of discounted provisions such as bike locks and lights.

Furthermore, the Travel Plan states that the University will track, monitor, and report its progress towards achieving its targets through several mechanisms, including new building travel surveys and travel and transport audits (e.g., cycle and electric charging provisions, fleet vehicles and car park spaces and usage). In accordance with Condition 18(a), these surveys will monitor the travel patterns of residents and employees during the first three months of use. Travel and transport audits will be utilised to monitor and review the progress towards increasing provisions that encourage sustainable, low-carbon and active travel.

The Sustainable Travel Plan requires the support of key stakeholders and groups to ensure its successful implementation. The Sustainability Team will lead and coordinate the delivery of the plan, liaising with departments and colleagues as appropriate.

Condition 21(b): External Lighting Verification Report

Condition 26 states:

“b) Upon completion of the development and within one month of first operation of the external lighting a verification report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report shall undertake post completion testing to validate that the work undertaken throughout the development suitably controls glare and overspill onto nearby residential properties. The verification report shall set out any subsequently necessary mitigation measures required to control light glare and overspill onto nearby residential properties and shall be implemented in full within one month of written approval and retained permanently thereafter.”

The enclosed New Build Lighting Calculations, prepared by the NG Bailey, provides drawings and details of how the development suitably controls glare and overspill onto nearby residential properties.

Condition 23: TV Reception Survey

Condition 29 states:

“Within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area: an assessment of the impact of the development on television signal reception within the potential impact area identified in the Television and Radio Reception Impact Assessment by GTech Surveys Limited dated August 2018 shall be submitted to and approved in writing by the City Council as local planning authority. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey dated 17 December 2019. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications, and shall include an assessment of the survey results obtained.”

The enclosed Television Signal Reception Impact Assessment (WRSDP), prepared by the GTech Surveys, provides details of the post-construction survey which was carried out in May 2023. The WRSDP concludes that through the assessment of available signal levels and signal qualities, the development has had a neutral effect upon the reception of television services for local residents. No interference has been identified, therefore no mitigation measures for the restoration of television reception are required.

Condition 27: Servicing Strategy

Condition 30 states:

“Prior to first occupation of the development, a servicing strategy and management plan including a schedule of loading and unloading locations, details of internal service bays and on-street servicing laybys, shall be submitted to and agreed in writing by the City Council as local planning authority. Servicing shall take place thereafter in accordance with the approved strategy.”

The enclosed Servicing Strategy and Management Plan (SSMP), prepared by the University, provides full details of the loading and unloading locations, details of internal service bays and on-street servicing laybys (where applicable) and how these will be managed. The SSMP includes details of the operating hours of the building and clarifies that the loading bay will be available from 06:30 to 16:30 to provide access to load/unload. Deliveries to the building are via the access road from Chester Street to the designated loading bay at the south side of the building. The loading bay has direct access to the main goods lift to service the building. This access road outside the loading bay allows for access and turning of large vehicles is shown at Appendix 1 of the SSMP.

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 14, 18(a), 21(b), 23 and 27 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 14: Fumes, Vapours and Odours Extraction		
Ventilation Ground Floor (Sheet 1 of 4)	1338B-NGB-NB-00-DR-M-570001_Rev-C01	NG Bailey
Ventilation Ground Floor (Sheet 2 of 4)	1338B-NGB-NB-00-DR-M-570002_Rev-C01	NG Bailey
Ventilation Ground Floor (Sheet 3 of 4)	1338B-NGB-NB-00-DR-M-570003_Rev-C02	NG Bailey
Ventilation Ground Floor (Sheet 4 of 4)	1338B-NGB-NB-00-DR-M-570004_Rev-C01	NG Bailey
Ventilation Ground Floor Energy Centre	1338B-NGB-NB-00-DR-M-570005_Rev-C01	NG Bailey
Ventilation First Floor (Sheet 1 of 4)	1338B-NGB-NB-01-DR-M-570001_Rev-C01	NG Bailey
Ventilation First Floor (Sheet 2 of 4)	1338B-NGB-NB-01-DR-M-570002_Rev-C01	NG Bailey
Ventilation First Floor (Sheet 3 of 4)	1338B-NGB-NB-01-DR-M-570003_Rev-C02	NG Bailey
Ventilation First Floor (Sheet 4 of 4)	1338B-NGB-NB-01-DR-M-570004_Rev-C01	NG Bailey
Ventilation Second Floor (Sheet 1 of 4)	1338B-NGB-NB-02-DR-M-570001_Rev-C01	NG Bailey
Ventilation Second Floor (Sheet 2 of 4)	1338B-NGB-NB-02-DR-M-570002_Rev-C01	NG Bailey
Ventilation Second Floor (Sheet 3 of 4)	1338B-NGB-NB-02-DR-M-570003_Rev-C01	NG Bailey
Ventilation Second Floor (Sheet 4 of 4)	1338B-NGB-NB-02-DR-M-570004_Rev-C02	NG Bailey
Ventilation Third Floor (Sheet 1 of 4)	1338B-NGB-NB-03-DR-M-570001_Rev-C01	NG Bailey
Ventilation Third Floor (Sheet 2 of 4)	1338B-NGB-NB-03-DR-M-570002_Rev-C01	NG Bailey
Ventilation Third Floor (Sheet 3 of 4)	1338B-NGB-NB-03-DR-M-570003_Rev-C01	NG Bailey

Ventilation Third Floor (Sheet 4 of 4)	1338B-NGB-NB-03-DR-M-570004_Rev-C02	NG Bailey
Ventilation Fourth Floor (Sheet 1 of 4)	1338B-NGB-NB-04-DR-M-570001_Rev-C01	NG Bailey
Ventilation Fourth Floor (Sheet 2 of 4)	1338B-NGB-NB-04-DR-M-570002_Rev-C01	NG Bailey
Ventilation Fourth Floor (Sheet 3 of 4)	1338B-NGB-NB-04-DR-M-570003_Rev-C01	NG Bailey
Ventilation Fourth Floor (Sheet 4 of 4)	1338B-NGB-NB-04-DR-M-570004_Rev-C02	NG Bailey
Ventilation Fifth Floor (Sheet 1 of 4)	1338B-NGB-NB-05-DR-M-570001_Rev-C01	NG Bailey
Ventilation Fifth Floor (Sheet 2 of 4)	1338B-NGB-NB-05-DR-M-570002_Rev-C01	NG Bailey
Ventilation Fifth Floor (Sheet 3 of 4)	1338B-NGB-NB-05-DR-M-570003_Rev-C02	NG Bailey
Ventilation Fifth Floor (Sheet 4 of 4)	1338B-NGB-NB-05-DR-M-570004_Rev-C02	NG Bailey
Ventilation Sixth Floor (Sheet 1 of 4)	1338B-NGB-NB-06-DR-M-570001_Rev-C01	NG Bailey
Ventilation Sixth Floor (Sheet 2 of 4)	1338B-NGB-NB-06-DR-M-570002_Rev-C01	NG Bailey
Ventilation Sixth Floor (Sheet 3 of 4)	1338B-NGB-NB-06-DR-M-570003_Rev-C01	NG Bailey
Ventilation Sixth Floor (Sheet 4 of 4)	1338B-NGB-NB-06-DR-M-570004_Rev-C02	NG Bailey
Ventilation Seventh Floor (Sheet 1 of 4)	1338B-NGB-NB-07-DR-M-570001_Rev-C01	NG Bailey
Ventilation Seventh Floor (Sheet 2 of 4)	1338B-NGB-NB-07-DR-M-570002_Rev-C01	NG Bailey
Ventilation Seventh Floor (Sheet 3 of 4)	1338B-NGB-NB-07-DR-M-570003_Rev-C01	NG Bailey
Ventilation Seventh Floor (Sheet 4 of 4)	1338B-NGB-NB-07-DR-M-570004_Rev-C02	NG Bailey
Ventilation Basement Floor	1338B-NGB-NB-B1-DR-M-570001_Rev-C01	NG Bailey
Ventilation Schematic – Dining Area/Seminar Room	1338B-NGB-NB-XX-SC-M-570001_Rev-C01	NG Bailey
Ventilation Schematic – Office Areas (Sheet 1 of 2)	1338B-NGB-NB-XX-SC-M-570002_Rev-C01	NG Bailey

Ventilation Schematic – Office Areas (Sheet of 2)	1338B-NGB-NB-XX-SC-M-570003_Rev-C01	NG Bailey
Ventilation Schematic – Laboratory Areas	1338B-NGB-NB-XX-SC-M-570004_Rev-C02	NG Bailey
Life Safety Generator	1338B-NGB-ZZ-ZZ-TS-E-020	NG Bailey
Smoke Ventilation System	1338B-NGB-ZZ-ZZ-TS-M-009	NG Bailey
Air Handling Units	1338B-NGB-ZZ-ZZ-TS-M-0013	NG Bailey
Strobic Fume Extract Fan	1338B-NGB-ZZ-ZZ-TS-M-038	NG Bailey
Extract Fans	1338B-NGB-ZZ-ZZ-TS-M-046	NG Bailey
East Elevation – Fire Strategy – New Build	1338B-5PA-NB-ZZ-DR-A-290303 P01	B&K
Fire Strategy Plan – Energy Centre	1338B-5PA-EC-00-DR-A-290260 P1	B&K
North Elevation – Fire Strategy – New Build	1338B-5PA-NB-ZZ-DR-A-290300 P01	B&K
South Elevation – Fire Strategy – New Build	1338B-5PA-NB-ZZ-DR-A-290302 P01	B&K
West Elevation – Fire Strategy – New Build	1338B-5PA-NB-ZZ-DR-A-290301 P01	B&K
Condition 18(a): Travel Plan		
Sustainable Travel Plan 2023 – 2030	-	Manchester Metropolitan University
Condition 21(b): External Lighting Verification Report		
New Build Lighting Calculations	Dated 11/02/23	NG Bailey
Condition 23: TV Reception Survey		
Television Signal Reception Impact Assessment	Dated 06/06/23	GTech Surveys Limited
Condition 27: Servicing Strategy		
Servicing Strategy and Management Plan for Dalton Building	EXTFM S&E 2	Manchester Metropolitan University