



Paul Butler Associates

Planning, Development & Heritage Consultants

19 July 2023

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

FAO Jennifer Connor

Ljr03/20.1462/tf

Dear Mrs Roscoe

Location: 108 Palatine Road, Manchester, M20 3ZA
Proposal: Change of use and conversion of former Greenfinch Public House including selective demolition to provide office accommodation (use class E) and 3 apartments (use class C3), and redevelopment of site to provide 9 dwellings (use class C3) with associated works including landscaping and car parking
Application: 133740/FO/2022

On behalf of our client Anchorbridge Developments Ltd, 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 3, 10, 11, 12, 15 and 21 attached to planning permission 133740/FO/2022. We are seeking full and part discharge of conditions to deal with the office aspect of the scheme and to allow for its occupation. The information relating to the residential aspect of the scheme will be provided for at a later date.

The numbered conditions of planning permission 133740/FO/2022 for which part discharge is sought and the information being submitted, is set out under the headings below.

Condition 3: Samples and Specifications of Materials states

Above-ground construction (excluding demolition or internal strip out works) works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Response

A Materials Schedule prepared by AXI Architects (enclosed with application) confirming the material, location, specification, image and notes was previously approved under application CDN/22/0841. We are therefore seeking the discharge of part of this condition.

Condition 10: Storage of Cycles states

Prior to first occupation of the development a scheme for the storage of cycles for the office use shall be submitted to and approved in writing by the local planning authority. The approved scheme shall remain available for use whilst the development is occupied.

Response: Please find attached drawing 199 Rev01 'Proposed Basement General Arrangement' drawing prepared by AXI Architects. This identifies the provision of cycle store facilities within the basement lobby of the building, thereby providing a covered and secure facility.

Condition 11: Construction Management Plan states

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- o A construction programme including phasing of works;*
- o 24 hour emergency contact number;*
- o Expected number and type of vehicles accessing the site:*
- o Deliveries, waste, cranes, equipment, plant, works, visitors;*
- o Size of construction vehicles;*
- o The use of a consolidation operation or scheme for the delivery of materials and goods;*
- o Phasing of works;*
- o Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction): Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce; Parking facilities for staff and visitors; On-site facilities; A scheme to encourage the use of public transport and cycling;*
- o Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;*
- o Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*
- o Locations for storage of plant/waste/construction materials;*
- o Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*
- o Arrangements to receive abnormal loads or unusually large vehicles;*
- o Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*
- o Any necessary temporary traffic management measures;*
- o Measures to protect vulnerable road users (cyclists and pedestrians);*
- o Arrangements for temporary facilities for any bus stops or routes;*
- o Method of preventing mud being carried onto the highway;*
- o Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Response: A Safety Method Statement prepared by Salford Excavations Construction Ltd and a Construction Phase Health and Safety Plan prepared by Construction Ltd (enclosed with this application) were previously approved under application CDN/22/0367. Furthermore, the demolition works and works associated with the office conversion have now been completed. We are therefore seeking part discharge of this condition.

Condition 12: Crime Impact Statement states

The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement prepared by Greater Manchester Police and shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.

Response: The office part of the development has been built out in accordance with the recommendations of the Crime Impact Statement. The Design Team have been corresponding with Greater Manchester Police and are in the process of arranging a meeting for the police to visit the site and provide the secure by design accreditation. Confirmation of the accreditation will be forwarded through to the Council on receipt.

Condition 15: Externally Mounted Ancillary Plant, Equipment and Servicing states

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.

The scheme shall be 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 site. The approved scheme shall be completed before the premises is occupied.

Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Response: Only a single air conditioning unit is proposed for the office and a separate planning permission (Ref: 134922/FO/2022) was secured for the unit. As part of the separate permission for the air conditioning unit, condition 3b) stated that 'Prior to the unit being brought into use a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also

undertake post completion testing to confirm that the noise criteria have been met and any non compliance suitably mitigated in accordance with an agreed scheme prior to the units becoming operational. The approved scheme shall remain operational thereafter'. Condition 15 of application 133740/FO/2022 can therefore be removed and a separate condition discharge application will be required specifically in relation to the air conditioning unit planning permission.

Condition 21: Environmental Standards Statement states

The development hereby approved shall be implemented in full accordance with the measures as set out within the Environmental Standards Statement, received by the City Council as local planning authority on 10 May 2022. Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

Response: Please find attached a letter provided by Watt Energy & Consulting Engineers dated 6th June 2023. This confirms that the Environmental Standards Statement purely relates to the residential aspect of the development, therefore no verification statement for the office element of the project is required.

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

A handwritten signature in black ink, appearing to read 'Tom Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI
Director

Cc Richard Robinson, Anchorbridge Developments Ltd