

08 June 2023

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Anthony Mitchell

Dear Anthony

New Victoria (Residential), Manchester – Application for Discharge of Conditions 7, 15a, 18, 20b, 28, 29, 31, and 32b attached to Planning Permission Ref: 128667/JO/2020 (as amended)

Please find enclosed a condition discharge application in relation to New Victoria (Residential), Manchester – Planning Permission Ref: 128667/JO/2020 (as amended). The application is submitted by Muse Developments Ltd ('the Applicant').

This application is submitted to discharge conditions 7, 15a, 18, 20b 28, 29, 31, and 32b attached to Planning Permission 130034/JO/2021 (as amended).

Planning Permission Reference 128667/JO/2020 (as amended) approved the following description of development:

"Variation of condition 2 (specified plans) attached to previously approved planning application 111777/FO/2016/C1 to allow for changes to the approved plans to include formation of a new enclosed amenity use bridge link between the two approved residential buildings at upper ground floor level only, together with roof top amenity space/terrace on top of new bridge link."

Conditions Discharge

This section sets out the relevant conditions and documents that are submitted in support of the application for discharge of Conditions 7 (Secure by Design), 15a (Travel Plan), 18 (Ground Contamination Verification), 20b (Acoustic Scheme - Verification), (28 (Drainage), 29 (ESS), 31 (Parking Management), and 32 (Noise External Plant) attached to planning permission 128667/JO/2020) (as amended).

A summary of the condition wording and information submitted is set out under each respective heading below.

Table 1 below confirms the documents submitted in support of this application.

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Table 1: Condition, Full/Partial Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
7	Secure by Design <i>"Prior to the commencement of each phase (as agreed under Condition 2) of development or within a timescale as otherwise agreed in writing by the City Council, details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. Each phase of the development shall only be carried out in accordance with these approved details. Each phase of 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 secure by design accreditation."</i>	Partial Discharge	Letter of Comfort by Greater Manchester Police
15	Travel Plan <i>"a) Before first occupation of each phase (as agreed under Condition 2) of the development, a Travel Plan including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Travel Plan Strategy. Additionally, the strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remain effective. The Travel Plan shall be fully implemented thereafter, and shall be kept in operation at all times.</i> <i>b) The results of the monitoring and review processes shall be submitted in writing to the local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented."</i>	Partial Discharge (part a)	Travel Plan and Parking Arrangement Plan by ARUP
18	Ground Contamination Verification <i>"a) The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before each phase (as agreed under Condition 2) of the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.</i> <i>b) When each phase (as agreed under Condition 2) of the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. The verification report should demonstrate completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan.</i>	Full discharge <i>*For completeness, the pre-commencement elements of condition 18 were previously discharged under application reference CDN/19/0245 (against condition 21(part a) attached to planning permission 11777/FO/2016</i>	Remediation Verification Report by BYRNELOOBY (Ref: 16-K4865-000-ST-R004)

	Condition Wording	Partial or Full Discharge	Documents Submitted
	<i>c) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before any phase (as agreed under Condition 3) of the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy. In respect of part a) of this condition for Phase 1 only, the following information is approved: - Manchester New Victoria Ground Investigation Report prepared by AEG Ltd (April 2016) - Earthworks and Remediation Performance Specification prepared by Arup (February 2018) - Ground Investigation Report prepared by Bridgeway Consulting Limited (March 2012) - Site Investigation Report Volume 1 Fieldwork and Volume 2 Laboratory Testing report prepared by Soil Mechanics - Geotechnical Desk Study prepared by Arup (Jun 2008) - Site Investigation Report prepared by Vertase FLI Limited (April 2018) - Ground Investigation Report prepared by Arup (May 2016) - Foundation Works Risk Assessment Report prepared by Arup (April 2018) (Ref: VICARUP-ZZ-XX-RP-CG-001) - Ground Investigation Addendum Report prepared by Arup (April 2018) (Ref: VICARUP-ZZ-XX-RP-CG-002) - Performance Specification for Gas Protection Measures prepared by Arup (May 2018) (Ref: VIC-ARUP-ZZ-XX-SP-CG-002)."</i>	<i>/C1 – prior to the submission and approval of planning permission 128667/JO/2020).</i>	
20 b	(Acoustic Scheme) Verification Report <i>"20) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.</i> <i>Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.</i> <i>If a gym is implemented within the development hereby approved an assessment of noise and vibration for gym activities shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to use as a gym. For the avoidance of doubt this should include, but not restricted to, measures such as recommendations with regard to acoustic build up of free weights areas and insulation of impact machines, assessment of any sound transmission paths or flanking routes and recommendations with regard to any necessary acoustic treatment of these areas. The above entertainment noise criteria and restrictions shall apply to any amplified sound associated with any gym use.</i> <i>b) 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 consultant's report. 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 shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. If a gym is to be implemented within the development, the</i>	Full Discharge NB. part (a) is to be discharged under application ref: CDN/23/0302 – currently awaiting determination.	○ Acoustic Verification Letter by Fisher Acoustics (20b)

Condition Wording		Partial or Full Discharge	Documents Submitted
	<i>proposals for verification shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to verification taking place."</i>		
28	Drainage (Implementation, Maintenance and Management) <i>"No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include: - Verification report providing photographic evidence of construction as per design drawings; - As built construction drawings if different from design construction drawings; - Management and maintenance plan for the lifetime of the development which shall include the arrangements for 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>	Full Discharge	○ Drainage Maintenance Strategy Report by Alan Johnston Partnership (ref: VIC-AJP-XX-XX-RP-C-00010) ○ Drainage Verification Report by Vinci Building (ref: VIC-VIN-ZZ-XX-RP-W-02000-Rev0)
29	ESS Post-Construction Review <i>"The development hereby approved shall be carried out in accordance with the Environmental Standards statement prepared by Arup stamped as received by the City Council, as local planning authority on 15 April 2016. A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority."</i>	Full Discharge	○ ESS Review (Carbon Compliance Margin) by FutureServ
31	Parking Management Strategy <i>"No part of the development shall be occupied unless and until details of a parking management strategy for residents who do not have a parking space within the development has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the residential element of the development hereby approved is first occupied."</i>	Full Discharge	○ Travel Plan and Parking Arrangement Plan by ARUP
32 b	Externally Mounted Ancillary Equipment – Noise Insulation <i>"a) Prior to occupation of the development, a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with:</i> <i>(i) the residential development; and</i> <i>(ii) any of the commercial uses;</i> <i>to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location 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 equipment. The</i>	Full Discharge NB. part (a) is to be discharged under application ref: CDN/23/0302 – currently awaiting determination.	○ Acoustic Verification Letter by Fisher Acoustics (32b)

Condition Wording	Partial or Full Discharge	Documents Submitted
<i>approved scheme shall be implemented prior to occupancy and shall remain operational thereafter.</i> <i>b) Upon completion of the development and before any of the external plant is first operational, a verification report will be required to validate that the work undertaken throughout the development conforms to the above noise criteria. The report shall give the results of post-completion testing to confirm that the proposed noise limits are being achieved once the plant and any mitigation measures have been installed. Any instances of non-conformity with the above criteria shall be detailed along with any measures required to ensure compliance. The report and any necessary measures shall be approved in writing by the City Council as Local Planning Authority and the development shall be implemented in full in accordance with the approved details before the plant is first brought into use."</i>		

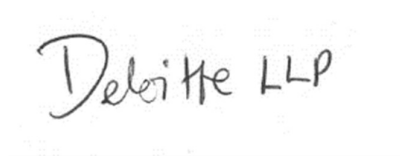
Summary

In addition to the documents listed in Table 1 and this Covering Letter, the application also comprises the application form.

The application has been submitted through the Planning Portal and the reference number for this application is PP-12217730.

A fee has been paid to Manchester City Council for £116, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of conditions 7, 15a, 18, 20b 28, 29, 31, and 32b, as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jemma Brabrook (0161 455 6903 / jbrabrook@deloitte.co.uk) or Matthew Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely



Deloitte LLP

Encl.