



Paul Butler Associates

Planning, Development & Heritage Consultants

21 April 2023

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

Ljr181203/tf10

FAO Jennifer Atkinson

Dear Mrs Roscoe,

**Land bounded by Thompson Street, Mason Street, Bendix Street and Rochdale Road, Manchester
Application for Approval of Details Reserved by Condition attached to Application
134503/JO/2022 relating to Variation of planning condition 22 (Commercial uses opening hours)
associated with planning permission 123371/JO/2019 to allow commercial units to open 06:30 and
07:00 Monday to Saturday**

On behalf of our client Beech Holdings, 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 5, 9, 10, 11, 12, 13, 26, 31 and 36 attached to application 134503/JO/2022 which was approved by Manchester City Council on 18 January 2023.

The scheme is progressing to completion and we are therefore keen to progress the discharge of the below conditions as soon as possible.

Condition 5 'Drainage Strategy Verification Report' states:

The development hereby approved shall be carried out in accordance Drainage Strategy Report (ref. GM-AJP-ZZ-RP-C-3010) DATED 14.11.2018 stamped as received by the City Council, as Local Planning Authority, on the 18 April 2020.

Prior to the first occupation of the development a verification report shall be submitted for approval in writing by the City Council, as Local Planning Authority, including relevant photographic evidence, that the scheme has been implemented in accordance with the previously approved details.

Response: Please find attached a Technical Design Note prepared by Hydrock dated 2 February 2023 (Ref: C-24134-HYD-XX-XX-TN-C-0001). The report confirms that the proposed drainage has been constructed in accordance with previously approved details and relevant photographic evidence has been provided.

Condition 9 'Sustainable Drainage Scheme' states:

Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- *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.*

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Response: The Technical Design Note prepared by Hydrock dated 2 February 2023 (Ref: C-24134-HYD-XX-XX-TN-C-0001) sets out that Manchester Apartments will be the management company responsible for maintenance of the drainage systems, whilst the note also sets out the maintenance strategy and responsibilities.

Condition 10 'Landscaping' states:

Notwithstanding drawing LYR069_M300 stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017 prior to the first occupation of the residential element of this development details of a hard and soft landscaping treatment shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented prior to the first occupation of the development. 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.

Response: The following drawings have been prepared by Urban Roofscapes which provide details of the hard and soft landscaping treatment for this scheme:

▪ 00-001	P1	Proposed Landscape GA Materials
▪ 00-002	P1	Proposed Landscape GA Planting Schedule
▪ 0422-001	C00	Overall Landscape GA
▪ 0422-401	C00	Lawn Detail
▪ 0422-402	C00	Level 7 & 9 Typical Build-Up Details
▪ 0422-403	C00	Threshold & Planter Typical Details
▪ 0422-404	C00	Ground Floor Planter Typical Details
▪ 0422-GF-GATES	C00	Ground Floor Security Gates and Fence
▪ 0422-GF-HEX	C00	Ground Floor Hex Benches
▪ 0422-GF-P1	C00	Ground Floor Planter 01
▪ 0422-GF-P2	C00	Ground Floor Planter 02
▪ 0422-L9-P1	C00	Level 9 Planter 01
▪ 0422-L9-P2	C00	Level 9 Planter 02
▪ 0422-L9-P3	C00	Level 9 Planter 03
▪ 0422-L9-P4	C00	Level 9 Planter 04
▪ 0422-L9-P5	C00	Level 9 Planter 05
▪ 0422-L9-P6	C00	Level 9 Planter 06
▪ 0422-L9-P7	C00	Level 9 Planter 07
▪ 0422-PBS	C00	Level 07 & 09 Picnic Bench Sets

Condition 11 'Boundary Treatment' states:

Notwithstanding drawings LYR069_M300 stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017, prior to the first occupation of the residential element of this development hereby approved details of the siting, scale and design of the boundary treatment to the public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential element of the scheme hereby approved and shall thereafter be retained and maintained in accordance with these details.

Response: Please find attached drawing 103_50_127 C1 'Bendix Street Boundary Treatment' prepared by Manchester Design & Build Architects which provides details of the boundary treatment adjacent to Bendix Street.

This condition was previously discharged under application CDN/22/0519 but this has not been recognised under planning permission 134503/JO/2022 and has therefore been resubmitted. Please can this condition be redischarged.

Condition 12 'Environmental Standards Statement' states:

The development hereby approved shall be carried out in accordance with the Environmental Standards statement stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017. 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.

Response: Please find attached a report prepared by Parker Wilson Consulting (Ref: PG/3727 Rev B) dated 19 April 2023, which has been produced to provide a post-completion Environmental Standards Statement in accordance with the requirements of Manchester City Council's Core Strategy.

Condition 13 'Externally Mounted Ancillary Plant' states:

Notwithstanding the noise assessment stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017 and update stamped as received by the City Council, as Local Planning Authority, on the 5 January 2018, prior to the first occupation of the development hereby approved, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval. The approved scheme shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Response: This condition was previously discharged under application CDN/22/0792 but this has not been recognised under planning permission 134503/JO/2022. Please can this condition be redischarged.

Condition 26 'Management Plan for Letting' states:

Notwithstanding the management plan strategy stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017, prior to the first use of the development hereby approved, a robust management plan for the letting of the residential accommodation shall be

submitted for approval in writing to the City Council, as Local Planning Authority. The approved management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.

Response: Please find attached the Management Strategy prepared by Manchester Design & Build. This condition was previously discharged under application CDN/22/0519 but this has not been recognised under planning permission 134503/JO/2022 and has therefore been resubmitted. Please can this condition be redischarged.

Condition 31 'Highways Works' states:

Prior to the first use of the residential element of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Rochdale Road, Bendix Street, Mason Street and Thompson Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Alternation/re-instatement works to the adopted highway;*
- Topping up of Hatter Street;*
- Creation of vehicular entrance to Mason Street;*
- Tree planting;*
- Details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm*

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Response: Please find attached the following drawings which provide the information that is requested within the condition:

- | | |
|-------------------------|---|
| ▪ 220429-0000-001 Rev - | General Arrangement |
| ▪ 220429-0100-001 Rev - | Levels Plan |
| ▪ 220429-0200-001 Rev - | Site Clearance |
| ▪ 220429-0700-001 Rev - | Pavement Options |
| ▪ 220429-1100-001 Rev - | Kerbing and Drainage |
| ▪ 220429-1200-001 Rev - | Road Markings and Signing |
| ▪ 220429-4000-001 Rev A | Standard Details |
| ▪ 220429-ART01 Rev B | Swept Path Analysis Refuge Vehicle in Bendix Lane |

It has been confirmed that due to the width of the footpaths on Bendix Street and Mason Street, there isn't sufficient space within the footpaths to accommodate tree planting without causing an obstruction to pedestrians. Furthermore, although the footpaths to Rochdale Road and Thompson Street are of a more generous width, there are additional constraints to accommodating tree planting within footpaths surrounding this development. These constraints include the existence of utilities in the footways (including traffic signal cables, BT, Electricity Northwest, United Utilities mains water) which restrict the ability to install trees due to a lack of space; whilst Manchester City Council's proposed cycle improvement scheme further impacts the

installation of trees on Rochdale Road and Thompson Street. As a result, a planning application (Ref: 136605/JO/2023) has recently been submitted to MCC to propose a slight change to the wording of condition 31 to remove reference to 'Tree Planting', with this being offset with a financial contribution to be paid to plant 7 trees elsewhere in the City.

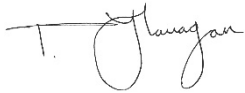
Condition 36 'Nitrogen Oxide Filter' states:

Notwithstanding the ventilation strategy stamped as received by the City Council, as Local Planning Authority, prior to the first occupation of the residential element of the scheme hereby approved a scheme for mechanical ventilation with Nitrogen Oxide Filter for all apartments on floors 1 to 6 on the Rochdale Road façade shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential accommodation and thereafter retained and maintained.

Response: Please find attached drawing EC2016-BGL-ZZ-DR-M-003 P01 'Ventilation Layout Levels 01-06' which identifies the various ventilation equipment associated with the proposals, including the inline carbon filter. A specification for the filter has also been provided to enable discharge of this condition. This condition was previously discharged under application CDN/22/0778 but this has not been recognised under planning permission 134503/JO/2022 and has therefore been resubmitted. Please can this condition be redischarged.

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