

Our Ref: 04C201473
Your Ref: PP-11875550

07 March 2023

Rob Griffin
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Rob

**Yew Tree Lane, Northern Moor: Discharge of Conditions Application on Planning Permission
Reference: 134207/FO/2022**

On behalf of our client, Liberty Care Development Ltd, please find enclosed an application to formally discharge requirements of conditions 6, 7, 13 and 27 pursuant to planning permission 134207/FO/2022 relating to Yew Tree Lane, Northern Moor.

Full planning permission (134207/FO/2022) was granted on 13th October 2022 for the following development:

"Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building"

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 6

Condition 6 states:

'Prior to the commencement of the development hereby approved (excluding demolition and site clearance works) a surface water drainage scheme shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted scheme shall be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and shall include the following:

- Evidence of the consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable;*

- *Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;*
- *Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;*
- *Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*
- *Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required.*
- *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.*
- *Hydraulic calculation of the proposed drainage system.*
- *Construction details of flow control and SuDS elements.'*

In order to discharge Condition 6 please find enclosed:

- Drainage Assessment prepared by Weetwood Services Ltd, dated June 2022; and,
- Proposed Drainage Layout prepared by BWB, dated Dec 2022 (ref: YTC-BWB-DKF-XX-DR-D-0500 D2 Rev T01).

Condition 7

Condition 7 states:

'Prior to development proceeding above damp proof course level, a scheme for acoustically insulating the proposed residential accommodation against noise from Yew Tree Lane, Willenhall Road and the M60 shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.'

In order to discharge Condition 7, please find enclosed:

- Noise Technical Note prepared by BWB Consulting, dated March 2023 (ref: XXX-BWB-ZZ-ZZ-RP-YA-0001_TN_S2_P01)

Condition 13

Condition 13 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 (LA9c) 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 prior to the first occupation of the development and shall be implemented in full before the use commences.'

In order to discharge Condition 13, please find enclosed:

- Noise Technical Note prepared by BWB Consulting, dated January 2023 (ref: XXX-BWB-ZZ-ZZ-RP-YA-0002_TN_S2_P01)
- Noise Impact Assessment prepared by BWB Consulting, dated June 2022 (ref: XXX-BWB-ZZ-ZZ-RP-YA-0001_NIA_S1_P02)

Condition 27

Condition 27 states:

'Prior to first occupation of the development hereby approved, details of the deposition to the Greater Manchester Historic Environment Record of a Level 2 Historic England Building record survey of the building(s) to be demolished on site undertaken by a suitably qualified specialist, shall be submitted to and agreed in writing by the City Council as local planning authority.'

In order to discharge Condition 27, please find enclosed:

- Level 2 Historic England Building record survey prepared by Buttress dated January 2023.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me

Yours sincerely



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Director

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For and on behalf of Avison Young (UK) Limited