

6th December 2022
CJG/RW/KM/7891/C – 06

FAO Ms. Jennifer Atkinson
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Ms Atkinson,

SUBMITTED ONLINE

Re: 328-336 Stockport Road, Manchester – Approval Ref: 122945/FO/2019 dated 25th March 2019
Application to Discharge Planning Conditions

We write on behalf of our client Rowlinson Constructions Ltd, to discharge conditions relating to the approval referred to above.

The conditions we are seeking approval for is **Condition 3B, 5B, 9, 15, 18, 20, 21, 29 & 30** and are listed with a description and specific details below.

To accompany this application, we have included the application forms to discharge the planning conditions and the following information.

Condition 3: Local Labour (Part B)

“B) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.”

A list of post codes for local labour recruitment is attached for your approval.

Ref: Local Labour - Postcodes

Please can you confirm this discharges this condition?

Continued:/

Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk
www.lrw.co.uk

12 Devonshire Street
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Condition 5B: Remediation Validation Report (Part B)

“(b) When the phase of 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 prior to the first occupation of the residential element of the development.

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 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.”

The report has been prepared by BEK and is attached for your approval.

Ref: BEK - Remediation Validation Report -Stockport Road, Longsight - Ref BEK-18469-4, November 2022

Please can you confirm this discharges this condition?

Condition 9: Sustainable Drainage

“Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include:

Verification reporting providing photographic evidence of construction; Management and maintenance plan for the lifetime of the development which shall include the arrangements 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 report has been prepared by BWB and is attached for your approval.

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Ref: ASR-BWB-GEN-XX-RP-D-0002_Condition 9 Discharge-S2-P01

Please can you confirm this discharges this condition?

Condition 15: Noise and Vibration

“Notwithstanding the noise and vibration report stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019, prior to the first occupation of the development, 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.”

There is no externally mounted plant within the development. Please can you confirm this discharges this condition?

Condition 18: Lighting

“The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme for each phase shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved scheme for each phase shall be implemented in full prior to the first use of the residential element within each phase of development and shall remain in operation for so long as the development is occupied.”

The following drawings has been prepared by DW Hargreaves and are attached for your approval.

Ref: RCL - Outside lighting
RCL Stockport RD - External ducting

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Condition 20: Terrace Opening Hours

“Prior to the first use of the communal roof terrace as indicated on drawing 7891-L(00)119A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022, the opening hours for the terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The roof terrace shall then operate in accordance with the approved hours.”

Our client has confirmed that there will be no admittance beyond 11pm. The roof terrace will be amenity space for residents – no music. This will be managed by the appointed managing agent with appropriate notices served.

Please can you confirm this discharges this condition?

Condition 21: Secure by Design

“The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 8 March 2019. The development shall only be carried out in accordance with these approved details. 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 Secured by Design accreditation.”

The certification is attached for your approval.

Ref: Chadwick Place, Stockport Road, Longsight, Manchester SBD certificate

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Condition 29: Signage

“Prior to the first occupation development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.”

A drawing is attached for your approval.

Ref: Building signage

Please can you confirm this discharges this condition?

Condition 30: Bird Boxes

“Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.”

A drawing has been prepared by Leach Rhodes Walker and is attached for your approval.

Ref : LRW_7891_L(00)140 Bird Box Locations

Please can you confirm this discharges this condition?

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We trust that this information is sufficient to discharge the conditions, but if you require any further information please do not hesitate to contact me.

Yours sincerely

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Cc: **(via e-mail letter only)**

Mike Bagot	: Rowlinson Construction Ltd
Christian Gilham	: Leach Rhodes Walker
Richard Wardle	: Leach Rhodes Walker
Ka Yin Man	: Leach Rhodes Walker

Planning File/CJG/RW/KM

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