

* email submission only*

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

31st October 2022

Our Ref: 727/C/NH/221006

Re: 126507/FO/2020 - 65-67 Old Market Street Blackley, Manchester - Discharge of Conditions Letter

Dear Sirs,

The letter accompanies a Discharge of Conditions application for the above titled planning application, which was approved on the 20th October 2020.

This submission only relates to condition numbers 3, 4, 9, 12, 21, 23 and 25.

The remaining pre commencement conditions 14, 18 and 20 will be submitted shortly via a separate application when the information is available.

The information has been submitted for discharge of the conditions as follows:

Condition 3 - No above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be implemented in accordance with the agreed materials.

External materials drawings 727-PL.MAT01 and 02 submitted.

Condition 4 - Prior to above ground works commencing, full details of the proposed window design of the building hereby approved (including section drawings), shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Window and Door drawings 727-PL.WS, 727-PL.DS, SD-D3.01.2, SD-D3.01.7 submitted.

Condition 9 - Notwithstanding details submitted, prior to the first occupation of the residential development hereby approved, full details of electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Electric Car Charging drawing 727-BR.D01 submitted.

Condition 11 - *Notwithstanding details submitted, no above ground development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to first occupation of the apartments hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.*

Boundary Wall drawings 727-PL.WD01 and WD02, with site plan 727-PL.SP01 submitted.

Condition 12 - *Notwithstanding the indicative details submitted, no above ground development shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.*

Landscaping drawings 6511.01 LP Sep'22 submitted.

Condition 21 - *Before above ground development commences, a scheme for acoustically insulating the residential accommodation against noise from Old Market Street and neighbouring public house shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved noise insulation scheme shall be completed before any of the residential units are occupied.*

Part 1 - Noise Impact Assessment from Hydrock submitted.

Condition 23 - *The development hereby approved shall include a lighting scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of any lighting works. The approved scheme shall be implemented in full before the development is first occupied and shall remain in operation for so long as the development is occupied.*

Drawing and Lighting Calculations 23730-D-01A and 23880-A-01 submitted.

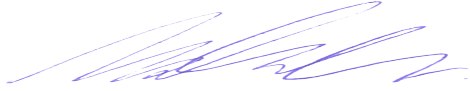
Condition 25 - *Notwithstanding details submitted, before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).*

**Geo Environmental Investigation and appendices from Earth Environmental submitted.
Coal Mining Risk Assessment from Hydrock Submitted
Remediation Strategy and Verification Plan from Hydrock Submitted**

We trust the enclosed is satisfactory but should you require any further information, please do not hesitate to contact me regarding this matter.

With kind regards

Yours sincerely



Nick Harden
Edifice **Building Consultants** Limited
t: 07917125231
e: nick@edificebc.co.uk