



Paul Butler Associates

Planning, Development & Heritage Consultants

1 November 2022

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

Ljr181203/tf07

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 123371/JO/2019 for
variation of conditions 2 (specified plans) and 5 (drainage strategy) attached to planning permission
referenced 118120/FO/2017 to allow changes to the drainage strategy**

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, 13 and 40 attached to application 123371/JO/2019 which was approved by Manchester City Council on 1 May 2020.

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 25 October 2022 (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 25 October 2022 (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 13 'Externally Mounted Ancillary Plant, Equipment and Servicing' 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: The project's M&E consultant has confirmed that there is no roof mounted plant, with the exception of 2 no. smoke vents which are located at the top of Stair Core 1 on the level 15 Roof and at the head of Stair Core 2 on the Level 9 Roof. Details of the smoke vents are shown on attached drawings 17704-M-005 'Roof Level 9 Plant Layout' and 17704-M-006 'Core 1 – Level 15 Smoke Extract Ventilation Drawing'. Below is the acoustic data on the smoke vents which will only ever be in play in the event of a fire and are a fundamental part of the life safety system on the project.

Stair Core 1 Level 15

Sound Data

Spectrum (Hz):	63	125	250	500	1K	2K	4K	8K	dBW	dB(A) @ 3m
Inlet (dB):	105	105	107	104	104	104	98	96	113	89
Outlet (dB):	108	106	107	103	104	104	100	96	114	89

Sound levels are quoted as in-duct values. dB(A) values are average spherical free-field for comparative use only.

Stair Core 2 Level 9

Sound Data

Spectrum (Hz):	63	125	250	500	1K	2K	4K	8K	dBW	dB(A) @ 3m
Inlet (dB):	100	102	102	101	99	101	100	95	109	86
Outlet (dB):	102	104	102	102	99	102	100	95	110	87

Sound levels are quoted as in-duct values. dB(A) values are average spherical free-field for comparative use only.

With regards to the smoke vent at the head of Stair Core 2 on the Level 9 Roof it has been confirmed that this will be enclosed in a 1800mm high laser cut pattern mesh screen which is detailed in the previously submitted landscaping scheme.

Condition 40 'Signage Strategy' states:

Prior to the first occupation of the development, a signage strategy for the building and ground floor commercial units 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 future signage applications at the development.

Response: Please find attached the following drawings which identify the proposed signage for the development:

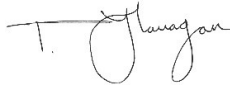
- Drawing 103_66_002 'Level 00 – Ground Floor – Signage Layout'
- Drawing 103_66_111 'Plaques'
- Drawing 103_66_112 'Manifestations – sheet 1/3'
- Drawing 103_66_113 'Manifestations – sheet 2/3'
- Drawing 103_66_114 'Manifestations – sheet 3/3'
- Drawing 103_66_115 'Gate Signage'

The attached drawings identify the different types of signage that are proposed for the residential aspect of the scheme, and include the signage for the external elevations of the building and within the site generally. It has not yet been determined who the end operators of the ground floor commercial units will be. Therefore, we are seeking part discharge of this condition, with the proposed signage for the commercial units being discharged at a later date.

The condition discharge application fee (£116) will be paid during submission of the application via the planning portal.

We trust that the information submitted will enable the discharge of the above condition. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely



Tom Flanagan MTCP MRTPI
Director