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Our Ref: EH/RM/04B902980
Your Ref: 124995/FO/2019



1 August 2022

Jennifer Atkinson
Planning
Building and Licencing
Manchester City Council
P.O. Box 532
Town Hall
Manchester
M60 2LA

Submitted via Planning Portal: PP-11444746

Dear Jen,

Application to Discharge of Conditions 14, 17b and 22 in relation to planning permission for the erection of a five-storey educational building with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park (LPA Ref. 124995/FO/2019) on Land on the Corner of Great Duchie Street and New Bridge Street, Manchester, M3 1WB

Avison Young has been instructed by Willmott Dixon Construction in relation to the above planning permission 124995/FO/2019 that was granted by Manchester City Council ("the Council") on 19th December 2019.

I formally submit the enclosed information which seeks to discharge conditions 14, 17b and 22 attached to the planning consent.

All the submission material to support the application has been submitted via the Planning Portal (Ref PP-11444746). The application fee of £116 (plus £32.20 Planning Portal Service Fee) has been paid via BACS payment.

Condition 14

Condition 14 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 1 October 2019. 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".

In response to condition 14, the following information has been submitted:

- Environmental Standards Statement (Post Construction Stage Response), dated June 2022; and
- BRUKL Output Document (Ref. Wed Apr 20 2022).

Condition 17 (b)

Condition 17(b) states:

“Notwithstanding the acoustic report stamped as received by the City Council, as Local Planning Authority, on the 1 October 2019 and Revised acoustic assessment Rev 03 stamped as received by the City Council, as Local Planning Authority on the 28 November 2019

(a) Prior to the first use of the development hereby approved, details of a scheme for acoustic treatment of the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented prior to first use and thereafter retained and maintained. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10 dB below the LA90 (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location.

(b) The approved scheme shall be implemented and prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ”.

In response to condition 17b, the following information has been submitted:

- The Manchester College Condition 17 Verification Report (Ref. MEM-1012082-5A-SG-20220628 and dated 27th June 2022).

Condition 22

Condition 22 states:

“The development 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 1 October 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”.

In response to condition 22, the following information has been submitted:

- Secured By Design Certificate (dated 07.07.22).



I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'E. Harvey'. The signature is fluid and cursive, with a large, sweeping 'H' and a trailing flourish.

Ed Harvey
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For and on behalf of Avison Young (UK) Limited