

**Planning**

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Ms

First name

Louise

Surname

Darlington

Company Name

Address

Address line 1

Project Office: OTH Project

Address line 2

Town Hall

Address line 3

Albert Square

Town/City

Manchester

Country

Postcode

M25AA

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Notwithstanding the details as set out within condition 2 no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

In order to discharge the above drainage condition, the following additional information has to be provided:

*Maximise use of green SuDS in design to include consideration of rain gardens, use of permeable surfaces, Suds enabled tree pits, soakways, infiltration trenches, swales, soakways, rain gardens and permeable surfaces;

*Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;

*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 climate change in any part of a building. Hydraulic calculation needs to be provided;

*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.

*Construction details of flow control and SuDS attenuation elements.

The development shall be constructed in accordance with the approved details within an agreed timescale.

Reference number

124918/VO/2019

Date of decision (date must be pre-application submission)

23/01/2020

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 10 : Condition Wording

Prior to first use of the refurbished square, full details of measures incorporated in respect of promoting access for all including those with visual impairment and restricted mobility shall be submitted and approved in writing by Manchester City Council as local planning authority. This should include details of the following:

An Age Friendly Audit of the proposed street furniture.

Features designed to manage cycle and pedestrian movement within and around the square, including the new primary cycle route between Mount Street and Cross Street, Quay Street and Princess Street.

Details of guidance to be provided to cyclists and pedestrians to encourage respectful and considerate use of the square.

Details of any safe spaces for pedestrians within the square.

The final design and location of the bollards.

The final design and location of wayfinding signage.

The final lighting schemes.

Location and design of seating, lighting, bins, handrails, recycling bins, any play and exercise equipment, boundary treatments, planters, and cycle parking provision: all to include features which fully consider and promote inclusive access (which includes older and disabled people).

Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; management of cyclists ; kerb edges; crossing and controlled crossing design and location; location of drop kerbs (including level areas between grass and hardstanding); location of rumble strips; location of raised crossings; design and location of any pop up power supplies; location of onsite vehicle parking and drop off points; management of mortar cycle parking; provision of clear routes to ensure unrestricted access for all;

Details of facilities for assistance dogs.

A summary of further consultation that has been conducted with Access Groups.

Has the development already started?

☒ Yes

☐ No

If Yes, please state when the development was started (date must be pre-application submission)

23/01/2020

Has the development been completed?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes

☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Meeting minutes 21/09/2022

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

As per meeting

Date (must be pre-application submission)

04/10/2022

Details of the pre-application advice received

These documents are to provide to support the Age Friendly Audit which took place 21.09.22. As discussed in the LPA meeting 04.10.22 (Tony Mitchell / Paul Mason / Emily Booth) we feel this is sufficient evidence to discharge the condition. Design information will be submitted under other conditions.

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Louise Darlington

Date

05/10/2022