



Discharge of Condition 39 associated to planning application 121099/FO/2018

Description of proposal: Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

Location: Land At Portugal Street East, Manchester, M1 2WX

Condition: Prior to commencement of development final details of air quality mitigation shall be submitted to and approved in writing by the City Council as local planning authority. Any agreed mitigation measures shall be implemented as part of the development and shall remain in situ whilst the development is in operation. For this development proposals for good practice principles for both the design and operational phases are recommended. Reference should be made to IAQM/EPUK guidance: <http://iaqm.co.uk/guidance>

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect future residents from air pollution pursuant to policies SP1 and DM1 of the Core Strategy

Date: 6th September 2022

Manchester City Council have advised Condition 39 relates to the Operational Phase of the development, with the original Environmental Health Officer's comments as follows (in italics):



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Operational phase:

- *Electric Vehicle (EV) charging points:*
 - *Residential:*
 - *On-site/allocated parking: 1 EV fast (7kW) charge point for each parking space.*
 - *Unallocated parking: minimum 1 EV fast (7kW) charge point per 10 dwellings and, where 5 or more charging units are required, at least one should be rapid (minimum 43kW), and 10% rapid over 10 units.*
 - *Commercial: minimum 1 EV charge point per 1000m² floor space/1ha site. Charging units dependent on end-use:*
 - *Fast (7kW): offices, hotels, nursing homes, sheltered accommodation, industrial units, retail units, supermarkets etc.*

And:

- *Gas-fired boilers/CHP/biomass plant to meet minimum standards.*

EV charging points

With regards to the EV charging points, the project's Mechanical and Electrical Engineer (Brentwood Group) have confirmed the intention for the Electric Vehicle Charging at Fairfax, Portugal Street is for 7No. Twin 7.4kw chargers to provide 14No. spaces with electric vehicle charging. 13No. spaces will have the infrastructure for future electric vehicle charging. The building maximum demand from the IDNO has the capacity for the future electric vehicle chargers.

Gas-fired boilers/CHP/biomass

With regards to Gas-fired boilers/CHP/biomass, the project's Mechanical and Electrical Engineer (Brentwood Group) have confirmed non are being used at Fairfax, Portugal Street.



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