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



5 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-11456598

Dear Jen,

Application to Discharge of Conditions 5b (social value), 8b (remediation verification), 15 (BREEAM) and 16b (plant verification) 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 5b, 8b, 15 and 16b attached to the planning consent.

All the submission material to support the application has been submitted via the Planning Portal (Ref PP-11456598). The application fee of £116 (plus £32.20 Planning Portal Service Fee) has been paid via BACS payment.

Condition 5b (Social Value):

Condition 5b states:

"Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority".

In response to condition 5b, the following information has been submitted:

- K00021 – City Centre Campus Manchester College Social Value Plan Final Report.

Condition 8b (Remediation Verification):

Condition 8b states:

"When development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning

authority prior to the first occupation of the development.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall

not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be

carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy".

In response to condition 8b, the following information has been submitted:

- Manchester College Campus – Site Completion Report (Ref: LKR191016 June 2022).

Condition 15 (BREEAM):

Condition 15 states:

"The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least an 'Excellent' rating. 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 15, the following information has been submitted:

- Manchester College City Centre Post Completion BREEAM Compliance (dated 17th May 2022).

Condition 16b (Plant Verification):

Condition 16b states:

"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 16b, the following information has been submitted:

- The Manchester College – Condition 16 Verification Report (Ref. MEM-1012082-5A-SG-20220628-Condition 16 Verification Report).

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



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