

09 June 2022

Delivered by via Planning Portal

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Manchester City Council
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Dear Jennifer

**APPLICATION TO DISCHARGE CONDITIONS 9, 10 15, 17, 18A, 19, 23, 24, 27 AND 28 PURSUANT TO
PLANNING PERMISSION REF: 124472/FO/2019 – KINCARDINE COURT, MANCHESTER, M13 9JA**

On behalf of our client, Unite Students ('the applicant'), I am pleased to enclose an application to discharge Conditions 9, 10, 15, 17, 18a, 19, 23, 24, 27 and 28 pursuant to the above planning permission at Kincardine Court, Manchester.

The application has been submitted via the Planning Portal (ref. PP-11289553) and comprises the following information:

Document Title	Drawing/ Document Number	Author	Condition
Completed Application Forms			
This Covering Letter			
Drainage and SuDS Strategy	072071-CUR-00-XX-RP-C-92002	Curtins	9
Landscape and General Arrangement Plan	1280-WLD-00-XX-DR-L-0001	Weddle Landscape Design	10
GA Site Plan	50091-HCD-ZZ00-DR-A-9001	Hadfield Cawkwell Davidson	10
Site Security Plan	500991-HCD-ZZ-00-DR-A-6810	Hadfield Cawkwell Davidson	15
SBD-CIS Letter		Design for Security (GMP)	17
Travel Plan	072071-CUR-XX-XX-T-TP-00002	Curtins	18a
GA Site Plan	50091-HCD-ZZ00-DR-A-9001	Hadfield Cawkwell Davidson	19
Detail North East Elevation	500991-HCD-ZZ-ZZ-DR-A-2101	Hadfield Cawkwell Davidson	24

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Bird Box			24
Site Security Plan	500991-HCD-ZZ-00-DR-A-6810	Hadfield Cawkwell Davidson	27
Site Wide External M&E Services Layout	500991-AME-ZZ-XX-DR-N-9020	Abacus Consult	28
Electric Vehicle Charging Points - Technical Submittal	500991-AME-ZZ-XX-TS-E-6205	Ameon	28

The requisite fee of £116.00 has been paid online via Planning Portal.

BACKGROUND

Full planning permission was granted by Manchester City Council ('MCC') on 06 December 2019 for the redevelopment of Kincardine Court (LPA ref. 124472/FO/2019) ("Kincardine Court Planning Permission"). The full wording of the approved development is as follows:

Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank

Since the permission was granted, the proposed development has been subject to a Non-Material Amendment application (LPA ref. 130919/NMC/2021), which altered the internal layout to include a reduction in the number of bedrooms from 100 to 92. This application was approved in July 2021. Following this, a number of Conditions have been discharged via two Discharge of Conditions applications (LPA ref. CDN/21/0513) (LPA ref. CDN/21/0976).

A full history of the applications post approval can be seen below.

Summary of Applications Submitted

Application Type	Condition No. (If Applicable)	Reference	Status
Non-Material Amendment		130919/NMC/2021	Approved
Discharge of Condition	3a	CDN/21/0513	Discharged
Discharge of Condition	4	CDN/21/0513	Refused
Discharge of Condition	5a	CDN/21/0513	Discharged
Discharge of Condition	6	CDN/21/0513	Discharged
Discharge of Condition	4	CDN/21/0976	Discharged
Discharge of Condition	8	CDN/21/0976	Discharged

DISCHARGE OF CONDITION

Condition 9- Drainage and SuDS Strategy

Condition 9 requires detail to be submitted in relation to the implementation and management of the sustainable drainage scheme and prior approval given by the LPA prior to first occupation of the development. Full wording of the Condition is as follows:

Prior to the first occupation of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The enclosed Drainage & SuDs Strategy, prepared by Curtins, has been submitted to fulfil the requirements of Condition 9. Within this report, a management and maintenance plan for the lifetime of the development has been included within Section 4 of the document to provide an overview of the operations and maintenance for the drainage features included with the drainage strategy and in relation to typical details.

Condition 10- Landscaping Treatment

Condition 10 states that details and appropriate samples of hard and soft landscaping treatments must be submitted and approved by the LPA prior to first occupation of the development. Within a five year period from the date of planting of a tree or shrub, a replacement of the same species must be provided in the same location if this tree or shrub is lost or damaged. Full wording for the Condition is as follows:

(a) Prior to the first occupation of this development, details of hard and soft landscaping treatments (including appropriate samples of materials and a tree replacement strategy) shall be submitted to and approved in writing by the City Council as local planning authority.

(b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

The attached Landscape and General Arrangement Plan (dwg ref. 1280-WLD-00-XX-DR-L-0001) prepared by Weddle Landscape Design, and the GA Site Plan (dwg ref. 50091-HCD-ZZ00-DR-A-9001), prepared by Hadfield Cawkwell Davidson, provide detail to the development's hard and soft landscaping treatments. Within these drawings, materials are detailed and tree and shrub retention and planting are outlined.

Condition 15 – Lighting

Condition 15 requires the submission of a building and site lighting scheme and a scheme for the illumination of external areas between dusk and dawn prior to the first occupation of the development, stating:

The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved shall be implemented in full prior to the first use of the development and shall remain in operation for so long as the development is occupied.

The submitted Site Security Plan (dwg ref. 500991-HCD-ZZ-00-DR-A-6810) confirms the full detail of the location and type of lights which will be used to light the building, site and external areas during the hours between dusk and dawn. The submission of this document provides the requisite detail in order to discharge Condition 15.

Condition 17 – Secured by Design Accreditation

Condition 17 requires the development to be carried out in accordance with the principles established in the approved Crime Impact Statement. Prior to the occupation of development, MCC must receive written confirmation of a Secured by Design. The full wording of the Condition is as follows:

The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 7 August 2019. The development shall be carried out in accordance with these approved principles. 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.

Following discussions with Greater Manchester Police and Secured For Design, as the approved development is an extension to a building, the security of this development is to some extent dependant on the existing structures and management protocols already in place. Whilst the development is built to Secured By Design ('SBD') standards, it is not possible to be awarded an SBD certification. As confirmed by Greater Manchester Police and Secured For Design within the submitted letter, the development has been carried out in accordance with the Crime Impact Statement and it is therefore considered sufficient to discharge Condition 17.

Condition 18a – Travel Plan

Condition 18 states:

(a) Prior to the first occupation of the development an interim travel plan should be submitted for approval in writing by the City Council, as Local Planning Authority. In this Condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;*
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time*
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car*
- iv) measures for the delivery of specified travel plan services*
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car*

The enclosed Travel Plan prepared by Curtins is submitted in respect of Condition 18 and addresses the criteria of the Condition in full.

Section 6 of the document provides a comprehensive summary of the Travel Plan Initiatives, specifically the measures to encourage sustainable methods of transport, such as walking, cycling and public transport, in order to reduce private car dependency. Section also covers the mechanisms for the implementation of the measures to reduce car dependency.

Section 7 of the report confirms that travel surveys will be distributed to all residents within the first three months of occupancy. As per 8.4.4, monitoring reports will be carried out on an annual basis for at least a three-year period.

Throughout the Travel Plan, the delivery of specified travel plan services is discussed in depth. Section 6-10 discusses Travel Plan Initiatives, Targets, Monitoring and Review, Marketing Strategy and Action Plan.

Section 8 of the Travel Plan discusses the methods in which the travel plan will be monitored and evaluated, in relation to achieving the overarching goal of reducing private car use within the local area. Further, Section 10 of the Travel Plan sets out clear timescales which provide an additional opportunity for monitor and review.

The submission of the Travel Plan (dwg ref. 072071-CUR-XX-XX-T-TP-00002) document provides the requisite detail in order to discharge Condition 18a.

Condition 19 - Cycle Spaces

84 cycle spaces shall be implemented in accordance to the drawings submitted to the Local Planning Authority prior to the first occupation of the development:

Prior to the first occupation of the development, the provision of 84 cycle spaces, as indicated on drawings A-04-000 Rev P04 and A-09-100 Rev P04 stamped as received by the City Council, as Local Planning Authority, on the 19 November 2019 shall be implemented and retained and maintained in situ for as long as the development remains in use.

The enclosed GA Site Plan (dwg ref. 50091-HCD-ZZ00-DR-A-9001), prepared by Hadfield Cawkwell Davidson, indicates cycle storage spaces provided across the development in relation to their location and the number of cycle spaces that will be available within them.

Condition 23- External Signage

Condition 23 states:

Prior to the first occupation development a signage strategy for the entire building 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 any future advertisement applications for the building

A signage strategy has not been submitted against Condition 23 as there is no external signage proposed in this development. Consequently, it is requested that this Condition be discharged on this basis.

Condition 24 – Bird Boxes

Condition 24 requires the details of the number, siting and appearance of bird and bat boxes to be approved by the LPA, and then implemented prior to the first occupation of the development and remain thereafter. The full wording of the Condition is as follows.

Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

The enclosed Detail North-East Elevation (dwg. ref 500991-HCD-ZZ-ZZ-DR-A-2101), prepared by Hadfield Cawkwell Davidson clearly illustrates the number and location of the bird and bat boxes on the development. Further, the enclosed Bird Box provides detail on the type of bird boxes will be installed prior to first occupation. Once installed, the bat and bird boxes will be retained.

Condition 27 – Boundary Treatments

Condition 27 requires the details of the siting, scale and appearance of fence boundary treatment to be submitted and approved by MCC. Once approved the treatment shall be retained, stating:

Notwithstanding drawing A-90-001 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 14 August 2019, prior to the first occupation of the development, details of the siting, scale and appearance (including samples of materials) of the fence boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first occupation of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

The submitted Site Security Plan (dwg ref. 500991-HCD-ZZ-00-DR-A-6810) confirms the siting, scale and appearance of the fence boundary treatment proposed. The plan proposes two types of boundary treatment, a 1.5m high metal vertical bar fence and a 1.5m high timber vertically boarded fence. The submission of this document provides the requisite detail to discharge Condition 27.

Condition 28 – Electric Vehicle Charging Points

Condition 28 requires the details of the provision of 12 electronic car charging points shall be submitted to the Council, the details shall include location, design, operation together with a timescale for implementation of the charging points. The full wording of Condition 28 is as follows:

Prior to the first occupation of the development details of the provision of 12 electric car charging points shall be submitted for approval in writing by the City Council, as Local Planning Authority, within the car parking area as shown on drawings A-04-000 Rev P04 and A-09-100 Rev P04 stamped as received by the City Council, as Local Planning Authority, on the 19 November 2019. This shall outline the location, design, operation together with a timescale for implementation of the charging points.

The enclosed Site Wide External M&E Services Layout (dwg ref. 500991-AME-ZZ-XX-DR-N-9020) prepared by Abacus Consult confirm the location, design, operation and timescale of implementation of the charging points. The submission of this detail satisfies the requirement to discharge Condition 27.

CONCLUSION

In reviewing the information detailed above, I trust you have all the information that you require to validate this application and approve the details associated with Condition 15, 17, 18, 24, 27 and 28 pursuant to planning permission 124472/FO/2019. However, should you require any further information, please contact my colleague Andrew Bickerdike (andrew.bickerdike@turley.co.uk) or I.

Yours sincerely



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