

Ms J Atkinson
Planning
Manchester City Council P
O Box 532
Manchester M60 2LA

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITION OF
PLANNING PERMISSION 122598/FO/2019**

Dear Jen,

Please see enclosed an application which seeks to discharge conditions 14, 15, 16, 17, 18, 32, 33, 34, 38, 39, 42, 43 and 47 of planning permission 122598/FO/2019 for Phase 3 of New Islington, Ancoats.

Enclosed is a summary table with details of information included within this application submission to discharge the requirements of the relevant conditions.

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I trust that the above and enclosed documentation is self-explanatory, but should you require any further information to allow your full consideration of this application, then please contact me at your earliest opportunity.

I look forward to receiving confirmation that this application has been registered and validated in due course

Yours sincerely



Hunter Lyden
Senior Development Manager

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Encs. Conditions summary table
 Conditions discharge application (via Planning Portal)

Registered in England:
Urban Splash House Limited:
08765683

Registered address:
Urban Splash House Limited,
Timber Wharf, 16-22 Worsley Street,
Castlefield, Manchester M15 4LD

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No	Condition	Details submitted
14	Prior to the first occupation of each phase 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. For the avoidance of doubt this shall include: - Verification reporting providing photographic evidence of construction; - Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime. - Timescale for implementation The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.	See SUDS management document
15	a) Prior to the first occupation of each phase of this development, details of hard and soft landscaping treatments (including appropriate samples of materials) 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.	See Landscape Drawings/Specifications: M80153_3C_L101 REV H M80153_3C_L105 REV J M80153_3C_L200 REV M M80153_3C_L501 REV A M80153_3C_L503 REV A M80153_3C_L505 REV A M80153_3C_L506A M80153_3C_L507 REV A M80153_3C_L508 REV A M80153_3C_L910 REV C M80153_3C_L911 REV A

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16	a) Prior to the first occupation of the residential element of each phase, details of any externally mounted ancillary plant, equipment and servicing shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt, externally mounted plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5 db (Laeq) below the typical background (L₉₀) level at the nearest noise sensitive location. (b) Prior to the first occupation of the residential element of each phase, 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.	There is no externally mounted ancillary plant, equipment or servicing on this phase of development
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17	a) Prior to the first occupation of the residential element of each phase a scheme for acoustically insulating the proposed residential accommodation against noise from Addington Street and local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development. Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved: Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times) Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq Gardens and terraces (daytime) 55 dB L Aeq (b) Prior to the first use of the residential element in each phase, 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.	It is believed this condition was included in error. There is no additional requirement for acoustic performance on this phase of development beyond building regulations.
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18	a) Prior to the first use of each the commercial units as indicated on drawings N13 (PL) 150 and N13 (PL) 160 stamped as received by the City Council, as Local Planning Authority, on the 6 February 2019, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority. Where entertainment noise is proposed the Laeq shall be controlled to 10 dB below the Lago (without entertainment noise) in each octave band at the façade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125 Hz octave bands shall be controlled so as not to exceed (in habitable rooms) 47 and 41 dB, respectively The approved scheme shall then be implemented and retained and maintained for as long as the development remains in use. (b) Prior to the first use of each commercial unit, 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.	No commercial units are within this phase of development
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32	Prior to the first occupation of the residential element of each phase of development, a travel plan framework shall 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 Within six months of the first occupation of the residential element within each phase of development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.	See Travel Plan Document
33	Notwithstanding drawing N13 (SK) 102 stamped as received by the City Council, as Local Planning Authority, on the 8 August 2019, prior to the first occupation of the residential element within each phase of development shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include an appropriate level of disabled parking. The approved car parking layout shall be implemented and thereafter retained and maintained.	On this phase of development, all parking is on the individual house's plot.

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34	Prior to the first occupation each phase of the development, the siting, scale and appearance of a suitable cycle store for each dwellinghouse and details of the level of cycle provision for the apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the residential element of each phase of development and thereafter retained and maintained in situ.	See drawing NI3 (SK) 018
38	Prior to the first occupation of the residential element of each phase of development a signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The signage strategy will include timescales for implementation. The approved strategy shall then be implemented for each phase and used to inform any future advertisement applications for the building.	See drawings: NI3 C (30) 301a NI3 C (30) 310b NI3 C (30) 311b
39	Prior to the first occupation of the residential element of each phase 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.	No bird and bat boxes have been provided in this phase as they were provided as part of the wider New Islington regeneration area.
42	Prior to the first occupation of the residential element of each phase of the development, details and specification of fast charging electric car charging points for each dwellinghouse, on plot parking for dwellinghouses and 10% of the car parking available for the apartments shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the residential element within each phase of the development.	As parking is on plot, each resident will be able to charge their vehicle on their driveway using the House's electricity.

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43	Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in situ thereafter.	See drawings: 284-05-2050 284-05-2300 284-05-2301 N13 C (00) 111
47	Prior to the installation of the security bollards as shown on the approved plan Ground Floor Plan N13 (PL) 101 a stamped as received on the 8 August 2019, a scheme for the design and operation of the bollards shall be submitted to and approved in writing by the Local Planning Authority. b) The bollards shall then be installed and operated in accordance with the approved scheme and shall be installed prior to the first occupation of the development hereby approved.	There are no security bollards on this phase of development.