



Paul Butler Associates

Planning, Development & Heritage Consultants

27 July 2022

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester M60 2LA

Ljr181203/tf05

FAO Jennifer Atkinson

Dear Mrs Roscoe,

**Land bounded by Thompson Street, Mason Street, Bendix Street and Rochdale Road, Manchester
Application for Approval of Details Reserved by Condition attached to Application
123371/JO/2019 for variation of conditions 2 (specified plans) and 5 (drainage strategy) attached
to planning permission referenced 118120/FO/2017 to allow changes to the drainage strategy**

On behalf of our client Beech Holdings, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. As part of this application we are applying to discharge conditions 6, 10, 11, 14, 26, 31 and 35 attached to application 123371/JO/2019 which was approved by Manchester City Council on 1 May 2020.

The scheme is progressing to completion and we are therefore keen to progress the discharge of the below conditions as soon as possible.

Condition 6 'Site Contamination' states:

(a) The ground conditions shall be carried out in accordance with phase 1 geoenvironmental report stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017, letter from James Doyle of Groundtech Consulting dated 18 April 2019, Certificate of reoccupation prepared by APEC Environmental and Waste classification appraisal prepared by Groundtech Consulting dated April 2019 (all stamped as received by the City Council, as Local Planning Authority, on the 30 April 2019). The development shall then be carried out in accordance with the approved details.

(b) When the 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.

Response: Please find attached a Remedial Validation Report (Ref: GRO-17046-3731, dated 15 July 2022) prepared by Groundtech Consulting. The report concludes that no remediation measures were required across the site and no viable pollution linkages were identified. No previously unidentified contamination was identified during the enabling and construction works watching brief, whilst the risk was further reduced when Made Ground soils across the site were largely removed to facilitate the basement construction. Additionally, a site wide cover system comprising a concrete slab is present across the entire site area.

Condition 10 'Landscaping' states:

Notwithstanding drawing LYR069_M300 stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017 prior to the first occupation of the residential element of this development details of a hard and soft landscaping treatment shall be submitted to and approved in writing by the City Council as local planning authority. 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.

Response: The following drawings have been prepared by Urban Roofscapes which provide details of the hard and soft landscaping treatment for this scheme:

▪ 00-001	P1	Proposed Landscape GA Materials
▪ 00-002	P1	Proposed Landscape GA Planting Schedule
▪ 0422-001	P04	Overall Landscape GA
▪ 0422-401	P01	Level 7 Sedum Detail
▪ 0422-402	P01	Level 7 & 9 Typical Build-Up Details
▪ 0422-403	P00	Threshold & Planter Typical Details
▪ 0422-AOV	P01	Overall Landscape GA
▪ 0422-GF-GATES	P01	Ground Floor Security Gates and Fence
▪ 0422-GF-HEX	P00	Ground Floor Hex Benches
▪ 0422-GF-P1	P00	Ground Floor Planter 01
▪ 0422-GF-P2	P01	Ground Floor Planter 02
▪ 0422-L9-P1	P00	Level 9 Planter 01
▪ 0422-L9-P2	P01	Level 9 Planter 02
▪ 0422-L9-P3	P01	Level 9 Planter 03
▪ 0422-L9-P4	P01	Level 9 Planter 04
▪ 0422-L9-P5	P00	Level 9 Planter 05
▪ 0422-L9-P6	P00	Level 9 Planter 06
▪ 0422-L9-P7	P00	Level 9 Planter 07
▪ 0422-PBS	P00	Level 07 & 09 Picnic Bench Sets

Condition 11 'Boundary Treatment' states:

Notwithstanding drawings LYR069_M300 stamped as received by the City Council,

as Local Planning Authority, on the 7 November 2017, prior to the first occupation of the residential element of this development hereby approved details of the siting, scale and design of the boundary treatment to the public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented prior to the first occupation of the residential element of the scheme hereby approved and shall thereafter be retained and maintained in accordance with these details.

Response: Please find attached drawing 103_50_127 C1 'Bendix Street Boundary Treatment' prepared by Manchester Design & Build Architects which provides details of the boundary treatment adjacent to Bendix Street.

Condition 14 'Acoustic Insulation for Commercial Units and Gym' states:

Notwithstanding the noise assessment stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017 and update stamped as received by the City Council, as Local Planning Authority, on the 5 January 2018,

(a) prior to the first use of the commercial units and gym area as indicated on drawing 103_101 Rev P6 stamped as received by the City Council, as Local Planning Authority, on the 31 January 2018, a scheme of acoustic insulation shall be submitted for approval in writing by the City Council, as Local Planning Authority.

(b) The approved scheme shall then be implemented and a post completion survey submitted for approval in writing by the City Council, as Local Planning Authority, prior to the first use of each of the commercial units and the gym area. The measures implemented shall be retained and maintained for as long as the development remains in use.

Response: Please find attached a Planning Discharge Report prepared by Sandy Brown (Ref: 16094-R04-A, dated 17 June 2022). The report sets out an overall façade insulation performance to the commercial units, gym and amenity area; sets out the floor construction build-up proposed between the amenity area, gym and residential apartments above; sets out operation noise limits; and, identifies possible tenant enhancement works. In addition, Sandy Brown have provided a Memo (Ref: M015-A, dated 6th July 2022) which outlines the proposed testing schedule for the commissioning tests to be carried out. We would be grateful if this information could be forwarded to the Council's Environmental Health officer.

Condition 26 'Lettings of Residential' states:

Notwithstanding the management plan strategy stamped as received by the City Council, as Local Planning Authority, on the 7 November 2017, prior to the first use of the development hereby approved, a robust management plan for the letting of the residential accommodation shall be submitted for approval in writing to the City Council, as Local Planning Authority. The approved management plan shall be implemented from the first occupation and be retained in place for as long as the development remains in use.

Response: Please find attached a Management Strategy prepared by Manchester Design & Build. The document sets out the letting and management strategy for the development, as well as the detailed services that will be provided and managed by Northern Block Management.

Condition 31 'Highways Works' states:

Prior to the first use of the residential element of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm in relation to Rochdale Road, Bendix Street, Mason Street and Thompson Street shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- Alternation/re-instatement works to the adopted highway;
- Topping up of Hatter Street;
- Creation of vehicular entrance to Mason Street;
- Tree planting;
- Details of materials, including natural stone or other high quality materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building/public realm

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.

Response: Please find attached the following drawings which provide the information that is requested within the condition:

- | | |
|------------------------|---|
| ▪ 18387/0000/001 Rev D | General Arrangement Plan |
| ▪ 18387/0100/001 Rev A | Levels Plan |
| ▪ 18387/0200/001 Rev C | Site Clearance |
| ▪ 18387/0700/001 Rev B | Pavement Options |
| ▪ 18387/1100/001 Rev B | Kerbing and Drainage |
| ▪ 18387/1200/001 Rev B | Road Markings and Signing |
| ▪ 18387/4000/001 Rev A | Standard Details |
| ▪ 18387-ATR01 Rev A | Swept Path Analysis Refuge Vehicle in Bendix Lane |

Condition 35 'Car Hire Scheme / Electric Charging Points' states:

Prior to the first occupation of the residential element of the development hereby approved, details of the provision to promote car hire scheme and details/number of fast charging electric charging points 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 development and thereafter retained and maintained in situ.

Response: Please find attached a letter prepared by Beech Holdings dated 30th June 2022. This sets out that there is spare car parking capacity within nearby car parks should these be required by future residents of the scheme, whilst also identifying Enterprise car club spaces that are available in close proximity to the site. Details of these car parking arrangements will be provided to residents via the scheme's management company.

An EV Bays Plan has been provided which identifies the EV charger bays within the scheme, whilst an Electrical Specification document EV Chargers provides details of the installation.

The condition discharge application fee (£116) will be paid during submission of the application via the planning portal.

We trust that the information submitted will enable the discharge of the above condition. If you require any additional information, please do not hesitate to get in touch.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Tom Flanagan', with a stylized flourish at the end.

Tom Flanagan MTCP MRTPI
Director