
32-34 Laystall Street, Manchester – 128911/FO/2020

Date: 11th December 2025

OMI Ref: 1383/Da/20cdf

RESPONSE TO CONDITION 20, 20, 24, 28, 30, 32, 37, 40 and 46

This is a technical note to support the submission of a condition discharge application for the following conditions attached to application ref no 128911/FO/2020 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023 and 138242/NMC/2023:

- 20(c) – Footpath Reinstatement
- 20(d) - Biodiversity
- 20(f) – Building Cleaning
- 24(a), (b) and (c) – Drainage Verification, As Built Drawings, Management and Maintenance
- 28 – Externally Mounted Plant Acoustics
- 30 – Residential Acoustics Completion Report
- 32 – Local Benefit Outcomes Report
- 37 – Residential Management Strategy
- 40 – Parking Management Strategy
- 46 – Servicing and Access Strategy

Condition wording is highlighted in *bold italics*.

CONDITION 20

Prior to the commencement of above ground works a programme for submission of final details of the public realm works and highway works as shown in dwgs numbered L0050 (Lower Ground Floor) and L0051 (Ground Floor) shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe and details of when the following details will be submitted:

(a) Full details of the content and design of the proposed interpretation on the Lomax Street entrance;

Discharged under Application Number: CDN/24/1130.

(b) Details of (a) all hard (to include use of natural stone or other high quality materials) and (b) all soft landscaping works;

Discharged under Application Number: CDN/25/0472.

(c)(a) Details of the 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 on all site boundaries;

Please refer to the following Clancy drawings for details of materials to be used for the footpaths and areas between the pavement and new build building line:

220019-CLA-XX-XX-DR-D-100
220019-CLA-XX-XX-DR-D-101
220019-CLA-XX-XX-DR-D-102
220019-CLA-XX-XX-DR-D-103
220019-CLA-XX-XX-DR-D-105
220019-CLA-XX-XX-DR-D-110
220019-CLA-XX-XX-DR-D-120
220019-CLA-XX-XX-DR-D-210
220019-CLA-XX-XX-DR-D-211
220019-CLA-XX-XX-DR-D-500
220019-CLA-XX-XX-DR-D-700
220019-CLA-XX-XX-DR-D-701
220019-CLA-XX-XX-DR-D-1100
220019-CLA-XX-XX-DR-D-1101
220019-CLA-XX-XX-DR-D-1200
220019-CLA-XX-XX-DR-D-1201

Please note these drawings form the basis of a separate S278 application. The design has been agreed with MCC Highways, has technical approval and is currently in the legal process.

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include, the choice of planting species within the public realm, bat boxes and brick, bird boxes to include input from a qualified ecologist and which demonstrates Biodiversity Net gain across the site;

Please refer to the document 'Condition Discharge Statement Condition 20 (D)' prepared by Envirotech.

(e) Details of how surface water from the public realm would be managed within the public realm through Suds interventions such as infiltration, swales, soakways, rain gardens and permeable surfaces;

Discharged under Application Number: CDN/25/0472.

(f) A building cleaning schedule;

Please refer to the document '1383 Access and Maintenance Rev B' prepared by OMI architects.

CONDITION 24

No part of the residential element (Phase 1) permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

(a) Verification report providing photographic evidence of construction as per design drawings;

Please refer to the Drainage Verification Report Prepared by Koda, Appendix A.

(b) As built construction drawings if different from design construction drawings;

Please refer to the Drainage Verification Report Prepared by Koda, Appendix B.

(c) Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Please refer to the Drainage Verification Report Prepared by Koda, Appendix C.

CONDITION 28

Prior to occupation of the residential accommodation a scheme for the acoustic insulation of any externally mounted ancillary equipment (including any Mechanical Ventilation Heat Recovery (MVHR) systems associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The approved scheme shall be completed before the premises is occupied and a verification report submitted for approval by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Please refer to the "PLANT NOISE IMPACT ASSESSMENT - R2194-REP02-SJW", prepared by Red Acoustics.

CONDITION 30

The development shall be implemented in accordance with the following as approved under Ref. CDN/22/0930: Specifications and noise levels set out within the 32-34 Laystall Street, Manchester, Acoustic Planning Report, 1001/APR1 14 November 2022 by Lighthouse

Acoustics (glazing as detailed in Section 6.6 and trickle vents as per Section 6.7.1) as amended by Lighthouse Acoustics Memo dated 28-03-23; and Specification set out within the TM59 Thermal Comfort Summary Report, LAYSTALL STREET, MANCHESTER, M1 2JZ, REF: 220805b Dated 29/11/2022.

For the avoidance of doubt the approved noise insulation scheme shall be completed before any of the dwelling units are occupied. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

Gardens and terraces (daytime) 55 dB LAeq

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Please refer to the Noise Ingress Assessment, "INTERNAL AMBIENT NOISE LEVEL COMMISSIONING - R2194-REP03-SJW", by Red Acoustics.

CONDITION 32

Works in relation to the residential element (Phase 1) shall be implemented in accordance with the following as approved under Ref.CND/22/0134 Laystall Street, Manchester, Local Benefit Proposal (LBO) by Great Places Housing Group stamped as received on 13-06-22 and KPI Reporting Sheet Local Labour Construction Template.

(a) 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 the Local Benefits Proposal shall be submitted for approval in writing by the City Council as Local Planning Authority.

Please refer to the documents, "Laystall Street - Local Benefit Report", and "Laystall street - Manchester City Council Local Labour Agreement KPI Performance Dashboard", prepared by Eric Wright Construction.

CONDIITON 37

Prior to first use of the residential element (Phase 1) of the development hereby approved, a detailed Residential Management Strategy including:

Details of how 24 hour management of the site in particular in relation to servicing and refuse (storage and removal), parking of maintenance vehicles, noise management of communal areas shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

shall be submitted to and agreed in writing by the City Council as Local Planning Authority.

The approved management plan shall be implemented from the first occupation of the residential element and be retained in place for as long as the development remains in use.

Please refer to the document, "DOVECOTE HOUSE Management Plan Dec25 (003)" Section 3 Management Services, prepared by Plumlife Property Management.

CONDITION 40

No part of the residential element (Phase 1) of the development shall be occupied unless and until details of a parking management strategy for residents and visitors has been submitted to and approved in writing by the City Council as Local Planning Authority. All works approved in discharge of this condition shall be fully completed before the development hereby approved is first occupied.

Please refer to the document, "DOVECOTE HOUSE Management Plan Dec25 (003)" Section 4 Parking Management, prepared by Plumlife Property Management.

CONDITION 46

Prior to occupation of the residential element (Phase 1) of development a servicing and access strategy for the building, shall be submitted to and approved in writing by the local planning authority to include evidence of consultation to seek agreement to the plan with the adjacent building owners and their agents.

Servicing shall be carried out in accordance with the approved strategy plan.

Please refer to the document, "DOVECOTE HOUSE Management Plan Dec25 (003)" Section 2 Servicing and Maintenance Arrangements, prepared by Plumlife Property Management.