

Sue Wills
Planning
Manchester City Council
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Submitted via Planning Portal only: PP-14516145

25th November 2025

Dear Sue

Application to Partially Discharge Conditions 8(b), 10(b) and 13 of Planning Permission 139720/JO/2024

AshtonHale has been instructed by Britannia Victoria Limited to submit an application to discharge conditions 8(b), 10(b) and 13 of permission 139720/JO/2024 (a variation of 135848/FO/2022) which permits the erection of a residential development at the site of the Former Victoria Park Probation Centre.

Condition 8(b)

"b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation."

The Air Quality Assessment (ref: VPPC-BWB-XX-ZZ-LA-RP-0001-AQA) submitted with the original application (ref: 135848/FO/2022), which is enclosed for reference, confirms the following within the Mitigation section at 6.14:

"The development will result in minimal increases in pollutant concentrations and no new exceedances of the relevant air quality objectives are predicted. No mitigation measures are therefore required to minimise development-generated road traffic emissions."

It then goes on to discuss a Travel Plan and EV Charging. The Travel Plan has been prepared and discharged accordingly under condition 7. Photos of the EV Charging infrastructure installed at the development (specifically Blocks 5, 6, 7 and 8) are enclosed.

Condition 10(b)

"b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria."

In order to discharge this condition in relation to Blocks 1, 2, 5, 6, 7 and 8, a Noise Assessment Report (ref: 22092-RP-3-R0) has been prepared by Jameson Acoustics and submitted with this application. When read together, this and the report previously submitted for Blocks 3 and 4 (ref: 22092-RP-2-R0, resubmitted for reference) can now fully discharge the condition.

Condition 13

"The development shall only be carried out in accordance with sections 3 and 4 in the Crime Impact Statement Version ref.2022/0422/CIS/01, Version B dated 25.10.22, and the agreed measures shall be retained and maintained thereafter."

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 for that the development."

In order to discharge this condition in relation to Blocks 2, 5, 6, 7 and 8 two letters dated 11th October 2025 which confirm Secured by Design conformance (ref: 2022/0422/SBD/01) have been prepared by Design for Security and submitted. A letter for Block 1, the final block to be assessed under this condition, will be submitted in due course.

I trust the above and enclosed is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,

