



Paul Butler Associates

Planning, Development & Heritage Consultants

14 June 2021

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

FAO Lucy Harrison

Ljr02/21.1562/ff

Dear Mrs Roscoe

Location: Plot G Slate Wharf, Blantyre Street, Manchester
Proposal: Erection of a four storey building to form 24 residential apartments (Use Class C3) with associated hard and soft landscaping and ancillary development thereto
Application: 113617/FO/2016

On behalf of our client Prestbury Estates Limited, 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 3, 7, 8, 11, 12 and 13 attached to planning permission 113617/FO/2016. We are eager to progress the discharge of these conditions as soon as possible to enable works to start on site.

The numbered conditions of planning permission 113617/FO/2016 for which discharge is sought and the information being submitted, is set out under the headings below.

Condition 3: Local Benefit Proposal

(a) Prior to the commencement of development, details of a Local Benefit Proposal, that shall demonstrate a commitment to the recruitment of local labour for the construction phase of the development, shall be submitted to and approved in writing by the City Council, as local planning authority.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships;*
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal; and*
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.*

(b) The document approved under part (a) above shall be fully implemented as part of the construction phase of the development.

(c) Within one month of the completion of construction works, details of the results of the scheme approved under part (a) shall be submitted to the City Council as local planning authority for consideration.

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Reason - To safeguard local employment opportunities, pursuant to policy EC1 of the Core Strategy for Manchester.

Response

Following engagement with MCC's Work and Skills Department Prestbury Construction have prepared a Local Benefit Proposals Note and Construction Local Labour Proposal Reporting Template. The Local Benefit Proposals Note considers apprenticeship opportunities, sourcing subcontractors from the Greater Manchester area, offering visits to the construction site for young people, making work placements available, providing work trials for job seekers, offering support for unemployed adults, and ensuring community engagement. The Construction Local Labour Reporting Template has been inputted into and will be developed alongside the project.

Condition 7: Construction Management Plan

Prior to the commencement of the development a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;
- *Sheeting over of construction vehicles;
- *Mitigation against risk of accidental spillages into watercourses; and
- *Communication strategy with residents and local businesses, which shall include details of how there will be engagement, consultation and notification with/of them during the works.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

Response

Please find enclosed a Construction Management Plan prepared by Prestbury Construction which includes details on each of the points listed in the condition.

Condition 8: Lighting Scheme

Before development commences a lighting scheme, providing a plan and details of any lighting to be used during construction and showing that any lighting shall be directed away from the Bridgewater Canal, shall be submitted to and approved in writing by the City Council as local planning authority. The construction of the development shall be carried out in accordance with the approved lighting scheme.

Reason - In order to minimise the impact of lighting on the feeding and commuting behaviour of bats (which have been recorded foraging and commuting along the Bridgewater Canal), pursuant to policies SP1 and DM1 of the Core Strategy and as bats are a protected species under the Wildlife and Countryside Act 1981.

Response

Please find enclosed a Proposed Site Lighting Scheme prepared by Prestbury Construction. This includes a plan identifying the provision of 5 high level hybrid LED lighting towers that face away from the Bridgewater Canal and 7 low level lights fixed to the inside of the site hoarding. Daily checks will be undertaken to ensure the locations and directions remain as shown, whilst it is proposed that lighting will only be in operation between the hours of 7.30am and 17.30pm.

Condition 11: Programme for Issue of Samples/Specifications of Materials on External Elevations

a) Prior to the commencement of development, a programme for the issue of samples and specifications of all material to be used on all external elevations of the development and drawings to illustrate details of full-sized sample panels that will be produced shall be submitted to and approved in writing by the City Council, as local planning authority.

b) Samples and specifications of all materials to be used on all external elevations of the development, which shall include jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management, shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

Response

Please find enclosed an External Envelope Sample and Specification Programme prepared by Prestbury Construction. This sets out that initially drawings and specifications identifying the scope and locations of the various elements will be submitted, followed by more detailed documentation and samples once the design has been fully developed. It sets out the content of the various submissions of information, timescales for providing this information and Quality Control Management.

Condition 12: Programme for Submission of Details of Landscape, and Private and Public Realm Works

Prior to the commencement of development a programme for the submission of final details of the landscape, and private and public realm works shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

(a) The proposed hard landscape materials, including the materials to be used for the footpaths and for the areas between the pavement and the line of the proposed building;

(b) Any external lighting (which shall include a plan and details showing that any lighting shall be directed away from the Bridgewater Canal);

- (c) A strategy providing details of replacement tree planting, including details of overall numbers, size, species and planting specification, constraints to further planting and details of on-going maintenance;
- (d) A soft landscape scheme, which shall include details of the proposed plant and tree species, including proposed size, species and planting specification including tree pits and design;
- (e) A landscape maintenance schedule;
- (e) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;

The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

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,

Reason - To ensure that satisfactory landscape, private and public realm works for the development are carried out that respect the character and visual amenities of the area and minimise the impact of lighting on the feeding and commuting behaviour of bats (which have been recorded foraging and commuting along the Bridgewater Canal), pursuant to policies SP1, DM1, CC9, CC10, EN1, EN3, EN9 EN14 and EN15 of the Core Strategy, saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester and because bats are a protected species under the Wildlife and Countryside Act 1981.

Response

Please find enclosed a Landscape, Private and Public Realm Proposals Programme prepared by Prestbury Construction. This sets out that initially drawings and specifications identifying the scope and locations of the various elements will be submitted, followed by more detailed documentation and samples once the design has been fully developed. It sets out the content of the various submissions of information and timescales for providing this information.

Condition 13: Scheme for Acoustic Insulation

Before the development commences a scheme for acoustically insulating the residential accommodation against noise from Chester Road, nearby transport networks and any other actual or potential sources of noise that require consideration on or near the site, including any local commercial/industrial premises, shall be submitted to and approved in writing by the City Council as local planning authority. The approved noise insulation scheme shall be completed before any of the dwelling units are first occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall 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) Designed to achieve the lowest practicable levels.

b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the acoustic report approved under part a. above and including the results of post-completion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before first occupation of the development. Any instances of non-conformity with the approved acoustic report shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwellings are first occupied.

Reason - To secure a reduction in noise from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

Response

Please find enclosed an Acoustic Technical Memorandum prepared by Hann Tucker Associates. This serves as an updated assessment to the noise survey and assessment prepared by Royal Haskoning which was submitted in support of the planning application. The report confirms that with the appropriate selection of double-glazed windows and trickle/in-wall ventilators that meet the acoustic specification, the internal noise criteria set out in the condition will be achieved. The report also recommends that consideration be given to mechanical ventilation in place of MEV with passive vents. The report concludes that environmental and entertainment noise sources will be sufficiently controlled with the appropriate selection of façade elements.

The planning application fee will be paid by the applicant on submission of the application.

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

Yours sincerely



Tom Flanagan MTCP MRTPI

Director

Cc Simon Kimble, Prestbury Estates
Matt Fisher; Prestbury Construction