

richmond street [watchthisspace]
planning condition tracker



Townhouses @ Richmond Street, Manchester, M1 3WB

115894/FO/2017
[18th May 2017]

Part 1 – Particulars of the application/development

Proposal: Erection of 7x 3 bed townhouses with integral garages, 1 x 2bed maisonette flat within a 4 storey building and new bin store; together with associated works including provision of secure route through to Richmond Street for occupiers of properties on Bloom Street that back onto the site.

condition no.	condition details	date submitted	date discharged
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.		noted and agreed discharged upon start of construction
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: (a) Site plan 001 and 049; (b) Dwgs 048052, 054 Rev B, 055 Rev C, 056, 057, 058, 060, 061 Rev C, 062, 063 and Proposed section 001; (c) Waste Management Strategy received by the City Council on 03-08-17 ; and (d) Recommendations contained in Lighthouse Acoustics, Acoustic Planning Report 0230/APR1 6 April 2017 as amended by Lighthouse Acoustics, Acoustic Planning Report 0230/PSA 1 2 August 2017	23.02.18.	noted and agreed discharged upon start of construction
3	Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and the adjacent pavement. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above. Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority: A programme for the issue of samples and specifications of all material to be used on all external elevations of the development and the adjacent pavement. The programme shall include timings for the submission of samples and specifications of all materials to be used on all external elevations of the development to include jointing and fixing details, details of the drips to be used to prevent staining and details of the glazing and a strategy for quality control management; and All samples and specifications shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme as agreed above.	07.02.20	
4[a]	Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).	07.02.20	samples pending prior to construction
4[b]	In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.	07.02.20	see 4A above - no risks noted
4[c]	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.	24.09.21	ground remediation report submitted
4[d]	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.		N/a no contamination found see 4[a] above

condition no.	condition details	date submitted	date discharged
5	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; Development shall be carried out in accordance with the approved construction management plan.	07.02.20	plans submitted
6	6) Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band 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 implemented prior to occupancy and shall remain operational thereafter.	07.02.20	plans submitted
7	Following commencement of construction of the hereby approved development, anyinterference complaint received by the Local Planning Authority shall be investigated to identify whether the reported television interference is caused by the Development hereby permitted. The Local Planning Authority will inform the developer of the television interference complaint received. Once notified, the developer shall instruct a suitably qualified person to investigate the interference complaint within 6 weeks and notify the Local Planning Authority of the results and the proposed mitigation solution. If the interference is deemed to have been caused by the Development, hereby permitted mitigation will be installed as soon as reasonably practicable but no later than 3 months from submission of the initial investigation to the Local Planning Authority. Television interference complaints are limited to 12 months from the completion of the Development hereby permitted.		noted and agreed
8	Prior to development commencing a local labour agreement relating to the construction phase of development , shall be submitted to and agreed in writing with the City Council as local planning authority. The approved scheme shall be in place prior to the commencement of the development, and shall be kept in place thereafter.	07.02.20	plans submitted
9	No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with Written Schemes of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority. The WSIs shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - archaeological evaluation through trial trenching - dependent on the above, targeted more detailed area excavation and recording - historical research 2. A programme for post investigation assessment to include: - production of a final report on the significance of the below-ground archaeological interest. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	24.09.21	watching brief submitted

condition no.	condition details	date submitted	date discharged
10	The townhouses and apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar 115894/FO/2017 Page 6 of 10 uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1995, or any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification).		noted and understood
11	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) no part of the premises shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.		noted and understood
12	No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. 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.	07.02.20	
13	The approved noise insulation scheme (condition 2 d) shall be completed before any of the dwelling units are occupied. Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed in the residential accommodation shall be submitted and agreed in writing by the City Council as local planning authority and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation.		
14	Before first occupation the windows labelled 'F' in Dwg 061 (Prop Rear elevation) shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.		noted and understood
15	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose and no development shall be undertaken that would preclude vehicular access to the garage.		noted and understood