

Discharge of conditions report
Works at 28 Edge Lane, Chorlton, Manchester M21 9JY

Approval reference : **121557/FO/2018**

Works as described in the approval : Erection of 7 No. dwellings involving the retention of existing building at No.28 Edge Lane and demolition of No.'s 1 - 4 Barway Court, including car parking and landscaping

Please find responses below relating to each condition.

3) Above-ground construction (excluding demolition or internal strip out works) works shall not commence until samples and specifications of all materials to be used in the external elevations and landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Please find attached a materials schedule submitted together with this application for proposed materials to be used as part of the development.

7) Prior to the development hereby approved commencing, a scheme for the provision and management of waste, for the existing and proposed residential units, including the provision of containers for segregated and recyclable waste, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation and at all times thereafter.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Please find attached drawing 1729-310 illustrating refuse storage details for each house. The locations are indicated on the proposed site plan (1729-1001).

9) Prior to the commencement of the development hereby approved, 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:

- i. Display of an emergency contact number;*
- ii. Details of wheel washing;*
- iii. Compound locations where relevant;*
- iv. Location, removal and recycling of waste;*
- v. Routing strategy and swept path analysis;*
- vi. Parking of construction vehicles and staff;*
- vii. Sheeting over of construction vehicles;*

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

Please find attached a construction management plan submitted as part of this application. Details are also indicated on drawing (1729-1003) - Construction management site plan.

10) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details.

Please refer to the attached site plan (1729-1001) for details on water drainage for the site

15) Prior to the commencement of above ground works a landscaping strategy for the planting of replacement trees including details of overall numbers, size and species, planting specification and maintenance, shall be submitted to and approved in writing by the City Council as local planning authority. The landscape plan shall include further details of all boundary treatments.

Please refer to the attached site plan (1729-1001) for landscape and planting details

17) Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points have been submitted to and approved by the City Council as Local Planning Authority

2 x Pod Point (7kw/hour) car charging points are to be provided on site as indicated on the attached site plan. (1729-1001)

18) Notwithstanding the information submitted, no development shall commence prior to the submission of further details with regards to the sustainability performance of the development proposed. The development hereby approved shall only be carried out in accordance with measures detailed in the submitted sustainability performance information submitted.

A sustainability schedule has been included as part of this submission.

20) 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). 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

A phase 1 contamination study has been included within this application

22) Before the development is occupied a scheme for acoustically insulating the proposed residential accommodation against noise from Edge Lane shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial / industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. 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 Lmax by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 Db Laeq

Gardens and terraces (daytime) 55 dB Laeq

An acoustic report is attached to this submission.