Client: Mr Philip and Dr Laura Heneghan

Architect/Agent: Mr Matthew McNulty

Application for Approval of details

reserved by condition Town and Country Planning Act 1990 Planning

(Listed Buildings and Conservation Areas) Act 1990

In relation to the site:

Formerly known as –

The Land to the rear of 10 Cranmer Road, Manchester, M20 6AW

Now also known as-

5E Sussex Avenue, Didsbury, Manchester, M20 6AQ

Approval Notice Reference: 128090/FO/2020 approved 11.02.2021

Variation Reference: 130052/JO/2021 approved 25.06.2021

CONDITION 6: Boundary Treatment -

*Notwithstanding details submitted, no above ground works shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed prior to first occupation of the development hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.*

Details of the positions, design, materials and type of boundary treatment are set out in the attached drawing referenced 315-01-A provided by Savills Landscape Design.

CONDITION 10: : EXTERNAL HARD AND SOFT LANDSCAPING

*Prior to first occupation a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority, this shall include details of replacement tree planting. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. 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.*

Details of the external hard and soft landscaping are set out in the attached drawing and schedules provided by Savills Landscape Design referenced 315-01-A

The schedule of landscape maintenance for a minimum period of 5 years is set out in the attached drawing reference 315-01-A provided by Savills Landscape Design.

CONDITION 13: Preliminary Risk Assessment

*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).*

The Preliminary Risk assessment is attached and was provided by The Leyden Kirby Group referenced “Land to the rear of 10 Cranmer Road, PHASE 1: PRELIMINARY RISK ASSESSMENT”. The link to the document is:

https://1drv.ms/b/s!AtQVbWi0XZabwAvwuY_KXcw-VzJW

CONDITION 15: Schedule of Materials

*No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.*

External walls

External brick walls to be finished in Weinberger Olde Cheshire Red Multibrick – see https://www.wienerberger.co.uk/product-range/bricks/olde-cheshire-red-multi.html

Timber Cladding

All Timber cladding to be “shadow larch” natural wood and black or charred in colour supplied by Carbon by Design or similar – see the attached photo or https://carbonbydesign.co.uk/charred-timber/

Roof

Roofs to be formed in natural slate – CUPA5 supplied by Cupa Pizarras Natural Slate Company or similar. See https://www.cupapizarras.com/uk/natural-slate-roofing/slates/cupa5/

External windows and doors

All external windows and doors to be manufactured from wood or aluminum, “Black” colour, supplied by Reyneurs or similar – see https://luxal.co.uk/products/aluminium-windows/reynaers-cs77-aluminium-windows/#top

Measures for viewing sample of materials

Should you wish to see samples of any of the materials referenced above or in any of the accompanying documents, please contact the Architect to arrange a site visit.

CONDITION 16: Sustainable drainage scheme

*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.*
*The scheme shall also include:*
*- Evidence that the drainage hierarchy has been followed for surface water runoff management;*
*- Details of how the scheme shall be maintained and managed after completion.*

Full details that the drainage hierarchy has been followed for surface water runoff management are set out in the attached drawings provided by Bell Munro Consulting referenced J7328 EX01 and J7328 EX02

Details of how the scheme shall be maintained and managed after completion may be found in the attached document entitled “SuDs Operation, Maintenance and Emergency Plan”.

CONDITION 17: Electric Car Charging points

*Prior to the first occupation of the use of the development 1 electric car charging points shall be installed in accordance with a scheme submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be*
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*implemented prior to the first use of the development and made available and thereafter*
*retained for as long as the development is in place.*

The proposed location of the electrical car charging points can be found on the attached site plan drawing provided by McNulty Architect’s referenced Electrical Charging Points. The charging point is to be a pod point 7kw/h charger or similar.

https://pod-point.com/products/driver/solo