



Mark Jones

PLANNING CONSULTANCY

30th April 2021

Miss Janet Lawless
Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Proposal – Condition Discharge Application – 116936/FO/2017

Condition 3 – Materials
Condition 8 – Retaining walls
Condition 9 – Construction management
Condition 13 – Acoustics
Condition 14 – Land contamination
Condition 15 – Environmental Standards Statement
Condition 17 – Surface water drainage

Location – 1161 Rochdale Road, Manchester, M9 2ER

I have been instructed by Mr Roger Kennedy to submit the attached condition discharge application for your approval.

Work has already started on site with the digging of a trench for a foundation as

Last year my client commenced development by digging out a trench that is to contain part of the foundations of the approved building. Building Regulations will confirm that a material start on site has taken place as a site inspection was undertaken. The application reference number is DOMFP/20/00342 and was approved on 17th June 2020. In accordance with Section 56 of the Town and Country Planning Act 1990 a material operation has commenced.

My client has repeatedly applied to discharge the outstanding pre-development conditions. Your very helpful email of 28th April 2021 clearly summarises the conditions that remain outstanding and it is hoped and anticipated that this application fully addresses the outstanding planning conditions.

Taking each condition in turn I summarise the information provided:

Condition 3 – Materials

A detailed schedule of external materials has been provided.

Page | 2

Condition 8 – Retaining walls

Structural calculations supplied by Anthony Roylance is attached for approval. An elevation and cross section plan is included – Drawing No. JK/2007_008 April 2021

Condition 9 – Construction management

A construction management report is attached.

Condition 13 – Acoustics

A full acoustic report with recommendations from Miller Goodall is attached for approval. Report 102517.

Condition 14 – Land contamination

A full acoustic land contamination report with recommendations from LK Consult is attached for approval. Report CL-602-LKC 21 1140-01

Condition 15 – Environmental Standards Statement

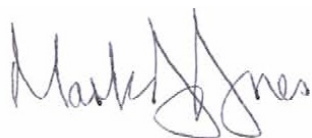
An Environmental Standards Statement has been produced by SkW Construction Consultancy. A further report will also be prepared and submitted in due course to accompany this report.

Condition 17 – Surface water drainage

A surface water drainage scheme is attached for approval – Drawing No. 940_40

Should you require further information please do not hesitate to contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Mark Jones', with a stylized flourish at the end.

Mark Jones BA Hons BTP DMS MRTPI
Planning Consultant
M Jones Planning Consultancy

Agricultural Unit

