

Q+A Planning
The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

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

16th March 2021

Dear Sir/Madam,

RE:PP-09619173: Discharge of Planning Conditions Pursuant to 127586/FO/2020 at Land Adjacent to 115 Sale Road, Manchester, M23 0BU.

On behalf of our client Seva Patidar Ltd we have pleasure in submitting an application to discharge planning conditions 4,10,13,14 and 16 pursuant to planning permission 127586/FO/2020 at Land Adjacent to 115 Sale Road, Manchester M23 0BU.

Planning permission was granted on 28 October 2020 for:

“Erection of a three storey residential building to form nine self-contained flats (3x1 bed, 6 x2 two bed) with associated car parking, landscaping and boundary treatment.”

Detail is submitted in order to discharge conditions 4,10,13,14 and 16 as set out below.

Condition 4

“No above ground level works 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.”

Information submitted to discharge condition 4 is as follows:

Schedule of Proposed External Materials

1. Terca Ashington Red Multi facing brick for all walls to the property including soldier courses and to the boundary wall onto Sale Road.
2. Forticrete ‘Minislate’ concrete roof tiles in Slate Grey to all pitched roofs including canopy to front elevation.
3. White upvc ‘sash’ windows to front, rear and south east side elevations.
4. White upvc ‘French’ windows to upper floor rear elevation.
5. Powder coated steel door sets to switch room and stores on north west elevation.

6. Painted precast concrete lintels and sills to all windows and doors.
7. Glazed balconies and Juliet balconies to rear elevation upper floors.
8. Upvc fascias, verges and soffits to all elevations.
9. Black steel railings and gates to front elevation.

Supporting Specification Literature and Images –

- Ashington Red Multi - Technical Data pdf document
- Ashington Red Multi – Brick Sample Image pdf document
- Minislate slate grey roof tile – jpeg image
- White upvc ‘sash’ window – jpeg image
- White upvc ‘French’ window – jpeg image
- Steel door sets – jpeg image
- Glass Juliet Balcony – jpeg image
- Glazed Balcony – jpeg image
- Steel gates to rear car park – jpeg image
- Steel railings to front garden – jpeg image
- Steel railings to front wall – jpeg image

Condition 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.

The scheme shall also include:

- Evidence that the drainage hierarchy has been followed for surface water runoff management;
- Surface water drainage layout including discharge points, proposed attenuation and proposed overland flow routes for extreme events (up to a 1 in 100 year including climate change allowance);
- Details of surface water attenuation that offers a reduction in surface water runoff rate to greenfield runoff rates;
- Assessment of overland flow routes for extreme events (exceedance of design capacity, blockages of drainage elements including inlets or surcharge of discharge outfalls) that is diverted away from buildings. The flood water should be routed towards the less vulnerable areas i.e. open spaces, car parks and roads. FFLs to be at least 150mm higher than cover levels of adjacent manholes and inlet structures wherever practicable - in cases when that is not feasible, mitigation measures need to be proposed in a form of interception inlet drains or similar. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
- Hydraulic calculations to support the drainage proposal.
- Details of how the scheme shall be maintained and managed after completion.

Information submitted to discharge condition 10 is as follows:

- Drainage Condition Report - 12321 Rev 01 - 5th March 20201 - Marston & Grundy
- Drainage General Arrangement - SRN-MAG-ZZ-XX-DR-C-0200-REV P2 – Marston & Grundy

Conditions 13 and 14

Condition 13:

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 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.

Condition 14:

When the development within each phase 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.

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 in each phase 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.

Information submitted to discharge condition **13** and **14** is as follows:

- Ground Investigation Report – AG3225-21-AL85 – 25.02.21 – Applied Geology
- Remediation Strategy - AG3225-21-AL88 – 25.02.21 – Applied Geology

Condition 16

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.

Information submitted to discharge condition 16 is as follows:

- Greater Manchester Police Secure By Design (SBD) Report Check List – dated 29 January 2021
- Corstorphine + Wright Construction Specifications -115 Sale Road V3.
- Ground Floor Plan - Drawing no. 20025-2001-T-00
- First Floor Plan – Drawing no. 20025-2002-T-00
- Second Floor Plan – Drawing no. 20025-2003-T-00
- Window and Door Schedule – Drawing no. 20025-2056-T-00

The application form and relevant plans have been submitted electronically via the Planning Portal (Reference [PP-09619173](#)) and the requisite fee of £116 paid online at the point of submission.

I trust that the Council have all that is required in order to discharge conditions 4,10, 13, 14 and 16, however should you require anything further please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'David Hinds'.

David Hinds
Planner

For and on behalf of
Q+A Planning Ltd