

Manox, Manchester

Phase 0 Definition

October 2020

1. 'Phase 0' Exempt Development

The date upon which the Development shall be commenced by the carrying out on the s106 Land pursuant to the Planning Permission of a material operation as specified in Section 56(4) of the Act save for:

- Installation of site hoardings, site offices, CCTV, security fencing and Construction Compounds;
- Undertaking trial holes, site investigations or other operations to establish the ground conditions of the Applicant Site, when undertaken in accordance with an approved risk assessment and method statement;
- Any works carried out in connection with any archaeological investigations; provided that shall not include the removal of any impermeable hardstanding and undertaken in accordance with an approved risk assessment and method statement;
- Any works carried out in connection with an ecological investigations or surveys;
- Any works carried out by a statutory undertaker in connection with or for the purposes of its undertaking, including the existing utilities diversions, disconnection & abandonment, as identified on the appended Phase 0 plan including;
 - Vodafone Fibre Cable Diversion (from Coleshill St to Iron Street)
 - Gas Diversion / abandonment
 - Electricity Diversion
 - BT Diversion
 - Water Diversion
 - Sewer Diversion
 - Street Lighting Diversion
- Site Clearance including the removal of fly tipping, surface waste and bunds, but for the avoidance of doubt, excluding any in-ground obstructions and areas of impermeable hardstanding;
- Vegetation Clearance, meaning clearance of general [above](#) ground covering vegetation including but not limited to ~~grass~~, shrubs, bushes, undergrowth, dead plant material and invasive species in accordance with the invasive non-native species protocol, but for the avoidance of doubt, excluding the felling of mature trees [and general clearance of grass](#);

and the terms "Commence", "Commenced" and "Commencement of the Development" shall be construed accordingly

2. Appendix 1 – Phase 0 Site Plan