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21 January 2021



FAO Sue Wills
Planning Department
Manchester City Council
P O Box 532
MANCHESTER
M60 2LA

Dear Mr Carney,

LAND AT COLESHILL STREET, MILES PLATTING – DISCHARGE OF CONDITIONS 32, 33 & 43 ON APPLICATION 125596/FO/2019 FOR RESIDENTIAL DEVELOPMENT

On behalf of our client, ENGIE Services Ltd and Landcare (East Manchester) Ltd, part of the NPL Group, we are pleased to submit this application to discharge in full conditions 32 and 33 and the partial discharge of condition 43 on planning application 125596/FO/2019 approved 10th November 2020.

This letter sets out the information submitted and the condition wording to which they relate.

Condition 32

"Prior to the development hereby approved commencing on site, a method statement giving details of specific above ground measures to be taken to prevent any pollution of the Rochdale Canal (include the provision of a suitable canal protection buffer such as a geotextile membrane) during the construction period, shall be submitted to and approved in writing by the City Council as local planning authority. Any excavated materials stored in temporary stockpiles should be located away from the canal to prevent contaminated water run-off and the amount of exposed ground and stockpiles minimised. The specific measures to prevent any pollution of the Rochdale Canal during the construction period, hereby approved shall be implemented in full before the development commences."

In accordance with this condition please find attached a Surface Water Management Plan Manox, Miles Plating (reference: 13-887-R9 dated: January 2021).

Condition 33

"Prior to the commencement of development (including ground works and vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of invasive plant species on site. The measures shall be carried out strictly in accordance with the approved scheme."

In accordance with this condition please find attached an Invasive Species Survey and Management Strategy (reference: GC.J200737 dated November 2020).

Condition 43

"No development shall take place until a Construction Risk Assessment Method Statement (RAMS) for construction of each phase of development, is submitted to and approved by the Local Planning Authority. The statement shall outline the potential impacts from all construction activities on infrastructure that crosses the site and identify mitigation measures to protect and prevent any damage to this infrastructure. The development shall be undertaken in accordance with the approved RAMS."

In accordance with this condition please find attached the following documents to partially discharge this condition is so far as it relates to 'Phase 0'. For ease of reference a site phasing plan (ref: 3547A-LEV-00-GF-DR-A-1075 Rev P1) and accompanying definition of 'Phase 0' (prepared by ENGIE dated October 2020) is also submitted.

- McAuliffe's Method Statement (dated January 2021) for Site Set Up, Site Clearance, Vegetation Clearance, Invasive Weeds.
- McAuliffe's Risk Assessment (ref MC2906 dated 8 January 2021).
- P2 Services' Japanese Knotweed Removal and Contaminations Treatment Programme
- Treefellers' Job Sheet and Risk Assessment (ref 7740/077089/77089).
- Fast Fence's standard Method Statements for Temporary Hoarding Installation including an addendum for Coronavirus (Rev 2).

The condition discharge application has been submitted online via the Planning Portal and a payment of £141 (inc. £25 Planning Portal admin charge) has been made on submission of the application (PP-09439878). This letter sets out the information submitted and the condition wording to which they relate.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E. Harvey'.

Ed Harvey
Associate

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For and on behalf of Avison Young (UK) Limited