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partner LABC

OUR REF: 1804/DP1

25 February 2018

Manchester City Council,
Planning & Building Control
P O Box 532,
Town Hall,
Manchester
M60 2LA

RE: Erection of detached dwelling house at land to rear of 10 Grenfell Road, Manchester, M20 6TQ

Application to discharge conditions noted in planning application reference 115414/FO/2017

Please find below a list of the conditions relating to the above application which we are applying to be discharged where relevant

Listing of conditions and comments:-

Item 1
We agree and consent to this condition and make no further comment

Item 2
We agree and consent to this condition and make no further comment

Item 3
Working building regulations construction drawings carried out by Extended Design LTD correctly show the WC window with obscured glass Cat 5 – Refer to Extended Design LTD drawing 1804/200 and 202

Item 4
Samples of the primary brickwork and cedar cladding are shown on Extended Design LTD drawings 1804/202 – Samples of all materials will be made available on site for inspection as and when required

Item 5
Refer to Extended Design LTD drawing 1804/203 for all boundary treatment layout and details.

Item 6
Refer to Extended Design LTD drawing 1804/203 for detailed of the proposed cycle store

Item 7
Refer to Extended Design LTD drawing 1804/203 for all planting and landscaping details

Item 8
In addition to the approved construction management plan we confirm the following items:-

1) Hours of working - Mon – Sat 8am – 5.30pm
2) All work force to wear appropriate safety clothing appropriate for the trade (eg hard hats / high viz jackets etc) and be mindful off all appropriate Health and safety standards appropriate for the individual trades and site operations being carried out.
3) Details of wheel washing – Other than initial site excavation of foundations (assume JCB 3 x type excavator or mini digger) No site vehicles will be on site at any time due to very restricted site access and as such no ongoing wheel washing system will be required.
4) Dust suppression measures – Demolition is limited to existing boundary walls – allow for provision of water hose to periodically damp down materials during demolition of boundary walls. Stockpiled materials to be kept under sheeting where practical. Boundary compound fencing to incorporate fine tear resistant netting to limit spread of any arising / dust onto adjoining land. Any on site cutting (steel or pre cast flags etc) should be carried out with water sprays to minimise dust. Dust extraction / minimisation systems should always be used where available on cutting machines.
5) Compound details - Site compound details are shown on Extended Design LTD drawing 1804/203
6) Waste Removal - Individual contractors will be responsible for removal of waste and/or removed by licensed waste removal companies. Site spoil arising during foundation works will be removed by an approved contractor using independent ‘Grab Wagons’ such as A1 Services Manchester and all materials to be covered whilst under transit. Allow for provision of water hose to periodically damp down and prevent excess dust
7) Routing strategies and swept path analysis – No highways/access roads to be constructed as part of these works and no traffic on site.
8) No vehicles are to be parked on site due to limited site space. Any workforce to use normal street parking where available on Osborne St / Grenfell St / Eversley Rd. Site deliveries to be programmed to avoid peak traffic times where practical to do so. Any delivery wagons (materials etc) to be assisted by site personnel to minimise disruption to passing traffic and aid in parking / setting off.
9) Emergency contact telephone number to be displayed on the fencing compound worded as “Site Manager Emergency Contact Number 07403 880881” and to be kept visible during the entire construction process
10) Noise and vibration Assessment – No Significant demolition works are to take place and all construction works are limited to standard small scale construction methods. No significant plant is to be utilised and workings hours are limited all in accordance with BS 5226. Workforce to wear appropriate ear defenders where suitable to do so (ie disc cutting / grinding etc)

I trust the enclosed is sufficient for your present needs but should you have any queries or feel you need clarification on any of the items of work listed above please do not hesitate to contact the undersigned

Yours faithfully



David Perry
Extended Design Limited