

Our Ref: 2020-040
Your Ref: PP-13936951

FAO: Sue Wills

Planning,
Manchester City Council,
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9th September 2025

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Dear Sue,

Application to Discharge Conditions 6, 36 and 38 of Planning Permission Ref: 137751/MO/2023 at the Land Opposite 83-87 Vine Street, Manchester, M18 8SR

Please find enclosed for your consideration an application to discharge conditions 36, 38 and 40 of the planning permission granted in November 2023 (Ref: 137751/MO/2023) for the following development at the Land Opposite 83-87 Vine Street, Manchester:

'Reserved matters application for consideration of appearance, landscape and scale following outline planning permission referenced 128864/OO/2020 for 25 x 2 storey dwellinghouses (Class C3)'.

The application was submitted via the Planning Portal (Ref: PP-13936951). The requisite application fee has been paid to Manchester City Council.

Condition 6

Condition 6 states:

Notwithstanding the plans referenced in condition no.2; prior to any above ground works, finalised detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, dropped crossings, tactile paving and traffic calming measures) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed dwellinghouses being occupied, and thereafter retained and maintained in situ.

The following information has been submitted in respect to condition 6:

- S278 WORKS GENERAL ARRANGEMENT - VSG RDG 015 P03
- S278 WORKS KERBING AND SURFACING - VSG RDG 0016 P03
- S38 PROPOSED LEVELS AND LONG SECTION - VSG RDG 0303 P01
- S38 CONSTRUCTION DETAILS - VSG RDG 0304 P01
- VEHICLE TRACKING REFUSE VEHICLE - VSG RDG 0306 P01

Condition 36

Condition 36 states:

'Prior to the commencement of development, a method statement and risk assessment in relation to

works in proximity to the boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved method statement and risk assessment'.

The following information has been submitted in respect to condition 36:

- Method Statement prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-MS-EJ-001-Rev0) 19th June 2025
- Risk Assessment prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-RA-EJ-002-Rev0)
- Working Platform Certificate prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-WPC-EJ-005-Rev0 (ABI TM20 LR))
- Temporary Works Slope Stability Assessment (November 2024) prepared by Key GeoSolutions Ltd (Ref: 11634-001-R-01-1)

Condition 36 was previously discharged in April 2025 however to align with the updated RAMS requirement to address Condition 38, information is resubmitted for approval.

Condition 38

Condition 38 states:

'Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to, and approved in writing by City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details'.

The following information has been submitted in respect to condition 38:

- Method Statement prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-MS-EJ-001-Rev0) 19TH June 2025
- Risk Assessment prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-RA-EJ-002-Rev0)
- Vibration Assessment and Monitoring Report Rev B 9th July 2025
- Monitoring GA and Specification Drawing Rev B 9th July 2025

In April 2025, an application to discharge Condition 38 was refused owing to additional information in relation to monitoring being required. This submission now provides that updated information and has already been subject of consultation with Network Rail who have confirmed their acceptance of the specified procedures.

I trust that the above information represents a complete application package so that validation can take place as soon as possible. If you do wish to discuss the proposals in any further detail, please do not hesitate to contact me.

Yours Sincerely,



Ailsa Goudie
Planner

For and on behalf of NJL Consulting (Manchester) Ltd

Encs.