



Planning

Ian Jarvis
Telephone: 0161 234 4079
ian.jarvis@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Mr Emmanuel Akintayo
Haytkins
20 Hassall Avenue
Manchester
M20 1DX

Date: 16 June 2025

Dear Sir/Madam,

Pre-Commencement Conditions
Application number: 142852/FH/2025
31 Underwood Close, Manchester, M18 8UY

In accordance with s100ZA of the Town & Country Planning Act 1990 (as amended), this letter gives notice of the requirement to place pre-commencement condition(s) on any permission arising from the above application.

The required condition(s), and the reason(s) for them are as follows:

Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Phasing and quantification / classification of vehicular activity.
- Routeing of vehicles on the adjacent highway
- Location of waste storage, loading and unloading areas
- Consideration of ongoing construction works and contractor parking in the locality.
- Fit-out arrangements

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented prior to occupation as part of the development.

Reason - the development site lies within 250 metres of a registered landfill site or in close proximity to a potential historical source of landfill gas pursuant to policies EN18 and DM1 of the Manchester Core Strategy.

Please confirm your agreement to the above conditions within 10 working days. If we do not hear from you within this period, we will impose the conditions on any permission.

Please note that this information is provided without prejudice to any final decision in relation to this application.

If you would like any further information about this letter, please contact Ian Jarvis using the above details. Please quote the above reference number on any further correspondence.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing