



Proposed Conditions 9, 10, 12, 13, 14

376 Slade Lane,
Manchester,
M192BU



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1.0 INTRODUCTION

This statement/document has been compiled to discharge the conditions for '376' on Slade Lane, Manchester, M192BU.

Following the granted planning permission for the above property conditions 9, 12, 13 & 14 are to be discharged prior to completion. This document has been put together by Thorp Design Services to discharge the above conditions.

2.0 CONDITION 9 – GREEN ROOF

The double storey element with a flat roof is to have 18m² of Sedum roof fitted upon completion. The sedum roof will be supplied by 'Sedum Green Roof' or a similar supplier. A tray system is to be installed – tray sizes are 460x490mm.

The sedum is fully grown in the recycled plastic trays and there is no need to lay drainage or substrate as this is all in the tray system.

The sedum to be used will be low maintenance to remove the need for continual maintenance. They will be inspected once per year.

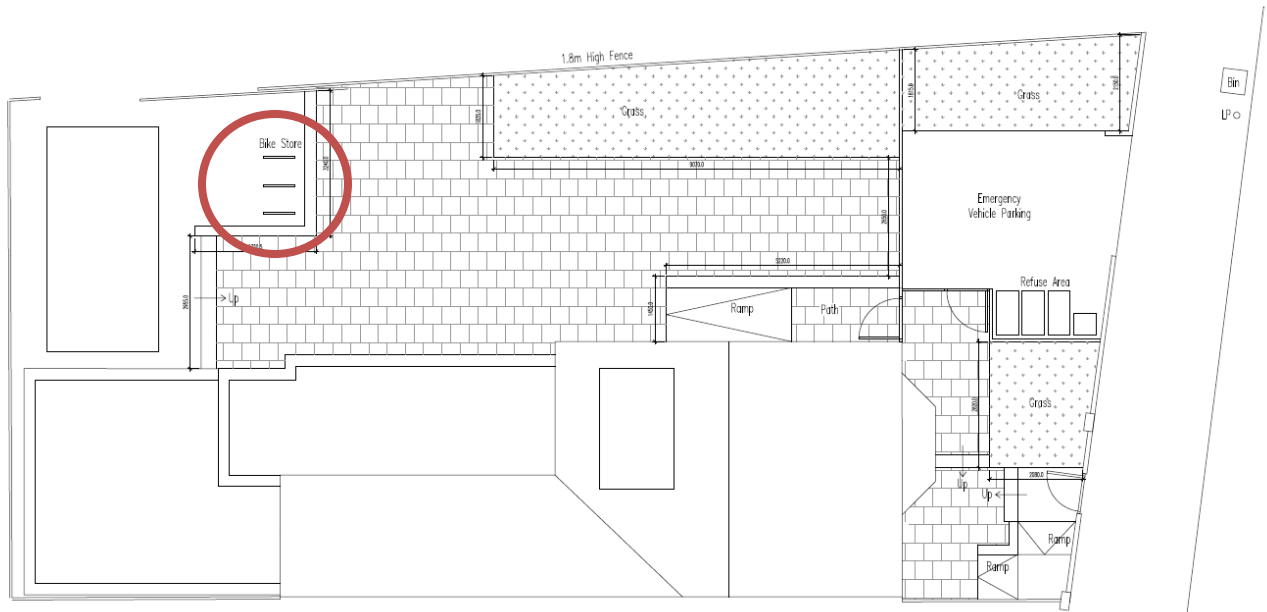


3.0 CONDITION 1 – FUMES AND ODOURS

The kitchen for this property will serve 6 bedsits along with a small number of staff. As such the kitchen will not be in use for large parts of the day. The extraction pipes will terminated a minimum of 1m above eaves.

4.0 CONDITION 12 – CYCLE STORE

As part of the transport strategy for the staff cycle storage will be installed as part of the build. This is highlighted on the plan below.



These will be 3x Sheffield Cycle bike hoops.



5.0 CONDITION 13 – PARKING MATERIALS

All parking spaces on site will be finished with a porous material to allow for surface water to drain away.

Spaces are to be finished with black tarmac as per the picture below.



6.0 CONDITION 14 – BIRD BOX LOCATIONS

As part of the planning there was a keen interest in retaining habitat and as well as the new green roof bird boxes were included for. There will be two new bird boxes fitted to the property at the positions highlighted below.

