

Discharge of Planning Condition

Application 1

For: SSG Sustainable Living

Regarding: 16 Alness Road
Whalley Range
Manchester
M16 8ET

Planning Approval Ref: 141415/FO/2024

Date: April 2025

Revision: Original

Surveyor: Mark Newman BSc MRCS

File Ref: 24028

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Introduction

1.0 Background

1.1.1 Application 141415/FO/2024 was approved with condition by Manchester City Council, on 23rd December 2025.

1.1.2 The application description is:

CHANGE OF USE FROM HOUSE IN MULTIPLE OCCUPATION (SUI GENERIS) TO CREATE 15NO. SELF-CONTAINED RESIDENTIAL UNITS FOR SHORT STAY HOMELESSNESS ACCOMMODATION (SUI GENERIS) WITH ASSOCIATED SUPPORT SERVICES; TOGETHER WITH THE ERECTION OF A SINGLE STOREY REAR EXTENSION, INSTALLATION OF WHEELCHAIR PLATFORM LIFT AND PROVISION OF EXTERNAL STEPS TO THE REAR, ELEVATIONAL ALTERATIONS, WORKS TO ROOF COVERINGS, CAR PARKING, INSTALLATION OF CYCLE PARKING AND BIN STORE, AND ASSOCIATED EXTERNAL WORKS.

1.1.3 This document accompanies an application to discharge the conditions set out in the table below, with our comments to the right. The documents and information required to discharge the conditions are included to the rear and are and to the rear and labelled accordingly.

No	Condition	Comments
3	Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.	In his email dated 32/01/25, David Lawless confirmed that the following materials are relevant to this condition: a) Bricks (steps and wall) b) Stone pavings c) Render (details were included with approved application) - name of render system and RAL colour d) Railings Proposed details are included to the rear.
6	Prior to the commencement of above ground works, elevational drawings of the cycle and bin stores shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.	Is is proposed the cycle and bin stores will be constructed bespoke, using 100 x 100mm structural corner posts, and clad with 100 x 25mm pressure treated timber installed horizontally in a hit and miss pattern, with 25mm gaps between the planks. A mineral felt covered flat roof will provided over the same, with lockable double doors.

No	Condition	Comments
		This is to avoid an overbearing metal structure in a residential setting, thus is designed to look more like a domestic shed. A drawing is included.
8	Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of an electric vehicle charging point has been submitted to and approved by the City Council as Local Planning Authority.	An electric vehicle charging point will be installed on the outside of the cycle store, supplying the disabled bay. Refer to Appendix 8
11	The development hereby approved shall not be occupied until a tree replacement scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the residential accommodation is first occupied. If within a period of 5 years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place.	Lally Tree Management have provided a plan suggesting small ornamental trees to be planted in lieu of those removed. This is included to the rear.
12	The development hereby approved shall not be occupied until details of biodiversity enhancements (e.g. bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.	Britannia Ecological Solutions in consultation with the ecology unit, have provided a scheme for bat boxes to be installed in the trees away from the buildings. Refer to Appendix XX

Condition 3: a) Bricks for Steps and Wall

TP

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Building Materials

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Decorating & Interiors

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Bathrooms

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Fixings & Adhesives

Tools & Workwear

Be K



Product / Building Materials / Bricks & Blocks / Facing Bricks

Imperial Weathered Original Scotch Common Brick Solid 73mm - Pack of 400

590903

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RETAIL PRICE

£729.60 PER PACK

£1.82 per item

TRADE PRICE

£6

SAVE WITH A TRADE ACCOUNT

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1

Delivery

Enter postcode for local availability

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Frequently bought together

Ibstock Brick
Glenfield Antique
65mm Facing Bric...

£1,014.00 INC. VAT

Northcot Facing
Brick Cherwell
Heritage 73mm -...

£806.40 INC. VAT

Wienerberger
Facing Brick Olde
Woodford Red...

£1,229.18 INC. VAT

Snowie Facing Brick
Heritage Commons
Dragwire 73mm -...

£419.33 INC. VAT

Overview

High quality wirecut bricks with a naturally weathered appearance.

Dimensional tolerance - TM

- Dimensional range - RM, Soluble Salt S2
- F2 rated for frost resistance
- Water absorption - 10%
- Manufactured to BS EN 771-1
- Manufactured using traditional techniques
- Sustainable supplies for on-going projects
- Perfect for renovation, extension or new build projects
- Traditional imperial sized
- Occasionally there can be a lead time on bricks from the manufacturer. If this is the case, we will let you know as soon as possible

[^ View less](#)

Technical specification

Height	73 mm	Soluble Salts	S2
Dry Weight per brick	3.4 kg	Configuration	Solid
Pattern	Multi	Commercial or Domestic	Commercial & Residential
Application	External	Recommended Joint Size	10mm
Material	Clay	Shade Variation	Moderate Variation
Length	228 mm	Width	108 mm
Weight	3.40 kg	Colour	Red
Colour Family	Reds	Durability	F2
Compressive Strength	81.5	Water Absorption Rating	10%
Texture	Smooth	Manufacturing Process	Wirecut
Pack Quantity	400	Type	Facing Brick
Brand Name	Imperial Bricks	Range Description	Facing Bricks

Reviews

Be the first to review this product. [Write a review](#)

Related products

Imperial Pre War Common Dual Faced Plain/Weathered Brick 65mm - Pack of 540

Characterful red/orange pressed

[Show More](#)

£1,652.40 per pack (Inc. VAT)

Wienerberger Facing Brick Denton Old Weatherfield Blend Facing Brick 73mm Pack 340

73mm weathered red Facing

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£567.53 per pack (Inc. VAT)

Snowie Facing Brick Heritage Commons Dragwire 73mm - Pack of 416

This range of Facing Brick suits

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£419.33 per pack (Inc. VAT)

Northcot Victorian 73mm Brick Pack of 416

A smooth red multi r

[Show More](#)

£732.00 per pack (Inc. VAT)

Condition 3: b) Stone Pavings for Steps

Kandla Grey Indian Sandstone Pavings - Riven

SALE ON - REMARKABLE PRICES

05 : 17 : 56 : 08
DAY : HRS : MIN : SEC

 **SANDSTONE PAVING**

SMOOTH PAVING

PORCELAIN PAVING

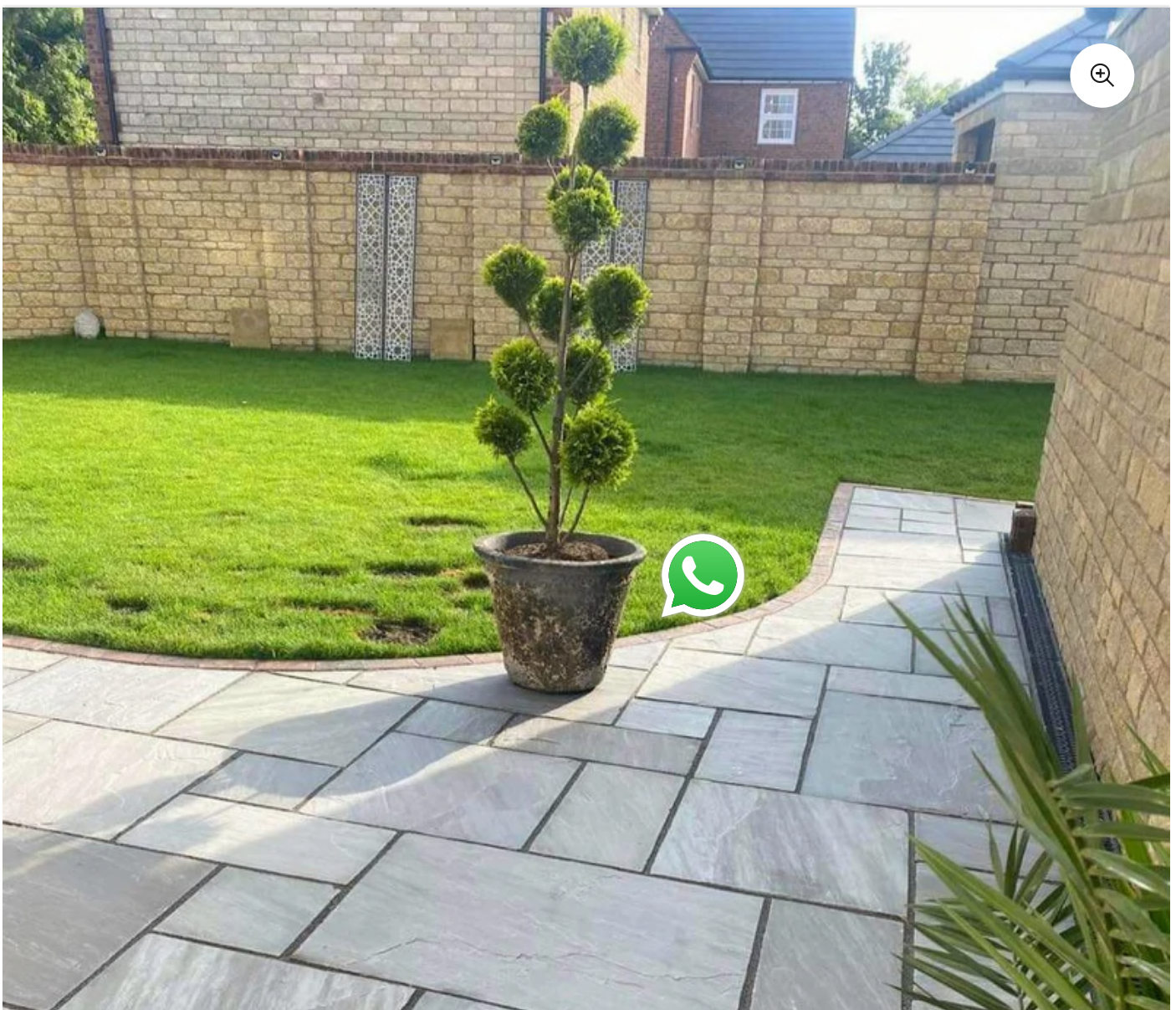
LIMESTONE PAVING

SLATE PAVING **GRANITE PAVING**

HARDSCAPING

PRIMER & GROUTING **SAMPLES**

SALE **QUICK LINKS**





KANDLA GREY INDIAN SANDSTONE PAVING SLABS – RIVEN – PATIO PACK – 22MM

£349.00 ~~£400.00~~

VAT included and Free Delivery in UK.

Pay in 3 interest-free payments of £86.33 with [PayPal](#) . [Learn more](#)

9.50 sqm – £27.26/m2 incl. VAT

Quantity
⊖ 0 ⊕
2 In stock
Price
~~£289~~
£259

15.25 sqm – £22.88/m2 incl. VAT

Quantity
⊖ 0 ⊕
5 In stock
Price
~~£400~~
£349

18.95 sqm – £21.89/m2 incl. VAT

Quantity
⊖ 0 ⊕
7 In stock
Price
~~£480~~
£415

Total unit: 0

Total price: £0

ADD TO CART



FREE* Standard Nationwide Delivery Irrespective of Postcode.

Delivery between 2 to 5 working days.

DESCRIPTION



SPECIFICATION AND DIMENSIONS



Material	Sandstone (CE Certified)
Suitable	Outdoor
Surface	Naturally Riven
Edges	Hand Cut, Natural
Thickness	22mm Calibrated
Weathering	Maintains Colour
Resistance	Slip & Frost
Weight	Nominal 1000 kgs.
Tolerance (Size & Thickness)	+/- 3 mm

Large Pack

Slab Size (MM)	TOTAL PCS/PACK
900X600	16
600X600	16

Condition 3: c) Render

K Rend Lime Finishing 112

Colour: Off White



Natural Hydraulic Lime Mortar

APPLICATION INSTRUCTIONS & HEALTH AND SAFETY INFORMATION



K LIME COARSE 413

K LIME COARSE 413 - PLASTERING

K Lime Coarse 413 is designed for hand application. It is used for plastering or dubbing out irregular backgrounds and where heavier coats are required. Thickness should be as per product specification - maximum 20mm per coat. It is important to take special care to straighten with a darby / straight edge to ensure that the next coat is applied to uniform level. Allow initial set to take place and then scour back using a cross grained wooden float and key (criss cross pattern). Do not overwork the surface. Over the first 2 - 3 days cure with a light water mist 2-3 times per day and check for shrinkage cracks. If found, dampen slightly, tighten back and re-key. Protect during curing. Allow a minimum of 48 hours curing time before further application - 1 week in cold weather. For information on unusual or difficult substrates, seek further technical advice. Coverage: 1.6 - 1.8kg / mm thick / sq m. Require: 22 - 29kg / sq m approx for 14 - 16 mm thickness.

K LIME COARSE 413 - BUILDING

K Lime Coarse 413 is designed for building random rubble and coarse stonework at a nominal joint thickness of 25mm. The coverage is 1.6 - 1.8kg / mm thick / sq m. For a joint of width of 25mm and depth of 50mm one 25kg bag will give approximately 11 metres of joint. For random rubble allow approx 40 - 50kg / sq m.

K LIME SETTING 213

K LIME SETTING 213 - PLASTERING

K Lime Setting 213 is designed for hand or spray application. If it is to be over coated it is important to take special care to straighten with a darby / straight edge to ensure that the next coat is applied to uniform level. Allow initial set to take place and then scour back using a cross grained wooden float and key (criss cross pattern). Do not overwork the surface. Over the first 2 - 3 days cure with a light water mist 2 - 3 times per day and check for shrinkage. If found, dampen slightly, tighten back and re-key. Protect during curing. Allow a minimum of 48 hours curing time before further application - 1 week in cold weather. For information on unusual or difficult substrates, seek further technical advice. K Lime 213 can be wood floated as a suitable background for painting. Coverage: 1.6 - 1.8kg / mm thick / sq m. Require: 13 - 18kg / sq m approx for 8 - 10 mm thickness.

K LIME SETTING 213 - BUILDING

K Lime Setting 213 is designed for building bricks, blocks and cut stone at a nominal joint thickness of 8 - 10mm. The coverage is 1.6 - 1.8kg / mm thick / sq m. For a joint of width of 10mm and depth of 75mm one 25 kg bag will give approximately 18 metres of joint. Allow approx 14 - 18kg / sq m for block laying (15 - 18mm joint thickness).

K LIME FINISHING 112

K LIME FINISHING 112 - PLASTERING

K Lime Finishing 112 is designed for hand or spray application. It is used for rendering and plastering as a finish coat.

Finishing 112 is designed to be steel floated for a 2 - 4mm thickness, ready for painting. Coverage: 1.6 - 1.8kg / mm thick / sq m. Require: 3 - 7kg / sq m approx for 2 - 4 mm thickness. Do not polish.

K LIME FINISHING 112 - BUILDING

K Lime Finishing 112 is designed for building dressed stone at a nominal joint thickness of 4 - 6mm. The coverage is 1.6 - 1.8kg / mm thick / sq m. For a joint of width of 5mm and depth of 75mm one 25kg bag will give approximately 35 metres of joint. Allow approx 13 - 19kg / sq m for brick laying (4 - 6mm joint thickness).

K LIME ROUGHCAST

K Lime Roughcast is prepared by blending K Lime Roughcast binder with 4-8mm Limestone chips in the ratio 2 parts binder to 1 part limestone chips. It is used to produce a traditional roughcast or wet dash finish. Firstly, apply K Lime Setting 213 in 2 coats of 10mm as a primary coat over blockwork. Next, apply a butter-coat of K Lime Finishing 112 to a uniform thickness of approximately 4-6mm. Blend K Lime Roughcast Binder with 4-8mm Limestone chips in a 2: 1 ratio (2 parts binder to 1 part chips). Mix K Lime Roughcast for at least 10 minutes to break down additives, adding 5 - 7 litres of clean water per 25kg sack to obtain a wet plastic mix. Whilst the K Lime Finishing 112 coat is still green, throw K Lime Roughcast on to the surface, using a hand scoop or a mechanical applicator. Great care should be taken to obtain a wide, even spread. Coverage of K Lime Roughcast : 12 - 15kg per square metre

K LIME SB1

K Lime SB1 is used to improve the adhesion of K Lime renders to difficult substrates such as natural stone and brickwork. It is applied using a hawk and trowel, scrubbed into the surface and immediately textured to leave a rough stipple finish. Coverage 1.6 Kg/mm thick/ sq. m; Require 5 Kg/ sq. m approx., depending on condition of and suction of the substrate; Nominal 2-3mm thickness.

CURING & AFTERCARE

Curing is best achieved in warm, moist conditions. To prevent rapid drying & to protect against frost, screen the material against strong, direct sunlight & provide physical barriers to reduce wind action. The preferred form of protection is dampened hessian covers. Small mesh debris netting or tarpaulins can be used on the outside of the scaffolding; the use of plastic sheeting should be avoided. Cure with a light water mist 2 - 3 times a day for 2 - 3 days; check for shrinkage cracks & repair accordingly.

OTHER INFORMATION

Kilwaughter Minerals Ltd are an ISO 9001 & ISO14001 registered company. The BS EN 13914-1 Design, preparation and application & of external renderings and internal plastering must be followed at all times. A technical advisory service is available on request.

APPLICATION INSTRUCTIONS

IF THESE INSTRUCTIONS ARE NOT FOLLOWED CLOSELY, A SATISFACTORY FINISH MAY NOT BE ACHIEVED AND KILWAUGHTER MINERALS LTD WILL ACCEPT NO RESPONSIBILITY.

STORAGE

Product sacks, even when protected by hoods, are only shower proof, and should be further protected to prevent damp causing caking of the product. Shelf life is approximately one year if stored in dry conditions in original packaging. It is important to note that all K Lime products are non-returnable.

TEST PANEL

It is recommended that a test panel (ideally 2m²) be produced for inspection by the customer (client, architect, etc.). Work should not commence until the customer is satisfied with the texture and general appearance of the product. The test panel should be prepared well in advance of work commencing. Applicators should be familiar with product water requirement, handling characteristics, setting and hardening times. These may vary according to background, temperature and humidity.

DESIGN CONSIDERATIONS

For rendering, suitably designed overhangs and flashings should be provided to prevent water washing onto the render and causing staining. At ground level it is recommended that the rendering should not bridge the DPC to form a capillary path for rising damp. Sills and copings should project from the face of the wall with an ample drip groove to ensure that water is kept clear of the render. Gutters and down-pipes must also be designed to keep water off the facade. Angles may be formed using PVC angle and stop beads, or by using chamfered battens. Some construction materials may be susceptible to alkali attack; fittings and surfaces adjacent that are likely to be damaged should be protected. Plan ahead to avoid discontinuity in any one area or walling which could lead to unsightly joints in the rendering. For further information about resistance to cracking see BS EN 13914-1, Para. 6.13 and BS 5262, Para. 27.3.

APPLICATION CONSIDERATIONS

Before any rendering begins, it is essential to ensure that the scaffolding provides suitable access to the whole of the working face. Note that it may be necessary to damp down walls prior to applying the product to control suction. K Lime products have a working temperature range of 5°C to 35°C. During hot weather it is recommended that work is started on the shady side of the building and continued round following the sun. In cold weather, if frost is forecast, work should stop in time to allow the material to set sufficiently to prevent frost damage. Drying conditions will vary accordingly to wind, temperature and humidity. Protection from rain and frost should be provided for the first 48 hours after application.

MIXING

For all K Lime products use approx. 4-5 litres of clean water per 25kg sack. Consistency in mix proportions is essential to ensure an even finish. Mix thoroughly, it takes at least 10 minutes to dissolve the powder additives.

MAINTENANCE

Where general staining occurs, a warm power wash with a suitable detergent can be used to clean up the K Lime finish (this is not suitable for dry dash finishes). Care must be taken to adjust the pressure of the power washer to ensure that the render surface is not damaged during the procedure. An annual coat of fungicidal wash can prevent algae from growing on weather prevailing facades, which can be prone to algae by remaining wet over long periods.

K Lime is a suitable substrate for a good quality vapour permeable calcium silicate or lime based paint.

MATERIAL SAFETY DATA SHEET COSHH (Control of Substances Hazardous to Health)

1. IDENTIFICATION OF SUBSTANCE / MANUFACTURER

Kilwaughter Minerals Ltd, 9 Starbog Rd, Larne, N.I., BT40 2TJ.

2. COMPOSITION / INFORMATION ON INGREDIENTS

A blend of sand, lime and admixtures. The main hazardous ingredients are Calcium Hydroxide, Calcium Silicates and Alkalis. When mixed with water, the resulting wet mortar is abrasive and alkaline.

3. HAZARDOUS IDENTIFICATION

Contains cementitious binders: harmful if swallowed or inhaled, may causes burns to skin and eyes on contact with bodily fluids, causes irritation to respiratory tract.

4. FIRST AID MEASURES

EYE CONTACT: Wash eyes immediately with plenty of clean water for at least 15 minutes and seek medical advice without delay.

SKIN CONTACT: Wash the affected area thoroughly with soap and water. If irritation persists, seek medical advice without delay.

INHALATION: If irritation occurs, remove patient to fresh air. Get medical assistance.

5. FIRE FIGHTING MEASURES Presents no fire hazard.

6. ACCIDENTAL RELEASE MEASURES. PERSONAL PROTECTION See below.

METHOD FOR CLEARING UP

If material is in powder state, sweep up avoiding the generation of dust. If material is a paste, scrape up. Avoid contamination of watercourses and drains.

7. STORAGE AND HANDLING

Keep in a dry, safe place. Avoid generation of dust. When opening and mixing, avoid the formation of dust. Wear protective clothing as outlined.

8. EXPOSURE CONTROLS / PERSONAL PROTECTION

OCCUPATIONAL EXPOSURE STANDARD

OES 8 Hr TWA (Time Weighted Average) 10mg per cubic metre inhalable dust; 5mg per cubic metre respirable dust.

ENGINEERING MEASURES

Where reasonably practicable, control dust exposure by engineering means.

PERSONAL PROTECTIVE EQUIPMENT

Wear suitable protective clothing to avoid contact with skin. Suitable respiratory equipment and suitable eye protection should be worn when handling the products. Protective goggles should be worn when spraying & scraping.

OTHER INFORMATION

The information contained herein is based on our current experience and knowledge, and does not act as a guarantee. A full Material Safety Data Sheet is available. This information is based on current data correct at the time of publication. It is given as guidance in assessing safe handling, storage and use. Recipients of the product must take responsibility for use and disposal of product observing existing laws and regulations. K Lime contains naturally occurring products and as such, minor batch-to-batch variations are inevitable.

9. PHYSICAL / CHEMICAL PROPERTIES

Physical State: Power blend
Particle Size: Typically 5 micron to 8mm
Odour: Odourless
PH: 12-14 when wet
Flash Point: N/A (Not flammable)
Explosives Properties: N/A (not explosive)
Density: 1,200 - 1,800kg/m3
Solubility: Partially soluble in water

10. STABILITY AND REACTIVITY

Stability: Stable under normal conditions of use and storage.
Decomposition: When heated in excess of 580°C calcium oxide fumes and carbon dioxide are liberated.

11. TOXICOLOGICAL INFORMATION (SHORT TERM EFFECTS)

EYE CONTACT

Hydraulic lime is a severe eye irritant, and mild exposures can lead to soreness. Untreated exposure & larger exposure can lead to chemical burning & ulceration

SKIN CONTACT

Hydraulic lime and wet paste can cause irritation, contact dermatitis, allergic dermatitis and / or cause burns.

12. ECOLOGICAL INFORMATION

AQUATIC TOXITY: May be toxic to aquatic life due to pH change.

13. DISPOSAL CONSIDERATIONS

Dispose of waste material and empty sacks at a site authorised to accept builders waste or according to local regulations.

14. TRANSPORT INFORMATION: Not hazardous for air, sea or road freight.

15. REGULATORY INFORMATION

CLASSIFICATION Harmful

Risk Phrases

Inhalation: Harmful by inhalation
Skin contact: Harmful in contact with skin. Causes burns.
Eye contact: Risk of serious damage to eyes
Chronic Exposure: May cause sensitisation by skin contact.

Safety Phrases

In case of contact with eyes, rinse immediately with plenty of water and seek medical advice. Do not breath dust. Avoid contact with skin. After contact with skin, wash immediately with plenty of soap and water. Wear eye face protection. In case of insufficient ventilation wear suitable respiratory equipment. Keep out of reach of children. Wear suitable protective clothing.

K Lime

The **Heritage** Range

K Lime is a cement-free range of lime based mortars that allow flexibility, durability and breathability to protect & enhance your heritage building

NATURAL
LIME

CEMENT
FREE

Index / Product Range

THE
HERITAGE
RANGE

LIME
BASED
PRODUCTS

ECO-FRIENDLY

FLEXIBILITY,
DURABILITY &
BREATHABILITY

BOND COAT

SB1



BASE & RENDER

413



213



FINISHING

112



ROUGHCAST

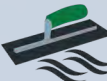


HEMP LIME BINDER

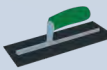
HEMP LIME BINDER



Bond



Preparatory coat



Base / Render



Finish



Building



Internal



External



Lime Based



Contains Cement



Cement Free

K Lime SB1

Coarse 413

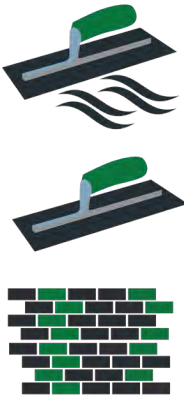
WHEN TO USE



SB1 is a Stipple Bond. It is a non-cementitious preparatory coat to combat problems due to insufficient key or poor suction. It is used to give a larger surface area and improve the adhesion of K Lime renders to difficult substrates such as natural stone & brickwork.

It is applied using a hawk & trowel, scrubbed into the surface and immediately textured to leave a rough stipple finish.

WHEN TO USE



Coarse 413 can be used as a base coat for rendering or dubbing out irregular backgrounds where heavier coats are required.

Coarse 413 can also be used as a general purpose masonry mortar for external use subject to structural requirements. This can be used for building random rubble and coarse stonework to a nominal joint thickness of 25mm. (Technical data available on our website for building purposes.)



K Lime SB1 does not contain cement.



SB1 is a lime based product meaning it will reduce CO2 emissions when curing.



SB1 can be used internally as a preparatory coat.



SB1 can be used externally as a preparatory coat.

FEATURES & BENEFITS



Coarse 413 does not contain cement.



Coarse 413 is a lime based product meaning it will reduce CO2 emissions when curing.



Coarse 413 can be used externally.

FEATURES & BENEFITS

TECHNICAL DATA

Technical data for external use (other technical data is available on the website)	
Coverage: 1.6kg / mm thick/ sq.m	
Require: 5 kg / sq.m approx., depending on condition of and suction of the substrate.Nominal 2-3mm thickness.	
Workable Life:	> 8 hours
Capillary Water Absorption:	W0
Compressive Strength Class:	CS1
Adhesion:	0.14 N/mm ² (FP - a)
Water Vapour Permeability (μ):	10
Dry Bulk Density:	1460 kg/m ³
Thermal Conductivity:	P=50% - 0.45 W/mK (tab value)
Air Content:	26%
Reaction to Fire:	Class A1
Durability (against freeze thaw):	based on provisions valid in UK and Ireland

TECHNICAL DATA

Technical data for external plastering (other technical data is available on the website)	
Coverage: 1.6-1.8kg / mm thick / sq.m	
Require: 22-29 kg / sq.m approx for 14-16 mm thickness.	
Workable Life:	> 8 hours
Capillary Water Absorption:	W0
Compressive Strength Class:	CS1
Adhesion:	0.16 N/mm ² (FP - b)
Water Vapour Permeability (μ):	15
Dry Bulk Density:	1580 kg/m ³
Air Content:	23%
Reaction to Fire:	Class A1
Thermal Conductivity:	P=50% - 0.63 W/mK (tab value)
Durability (against freeze thaw):	based on provisions valid in UK and Ireland

Setting 213

Finishing 112

WHEN TO USE



Setting 213 is the most widely used base coat and can also be used as a finishing coat. It can be wood floated as a suitable background for painting.

Setting 213 can also be used as a general purpose masonry mortar for external use subject to structural requirements. It can be used for pointing, building dressed stone for a nominal joint thickness of 4-6mm.

WHEN TO USE



Finishing 112 is used for rendering as a finishing coat, typically on top of K Lime Course 213. It is designed to be steel floated for a 2-4mm thickness for a fine finish.

Finishing 112 can be used for general purpose masonry mortar for external use in elements subject to structural requirements. It can be used for pointing and building dressed stone for a nominal joint thickness of 4-6mm.



Setting 213 does not contain cement.



Setting 213 is a lime based product meaning it will reduce CO2 emissions when curing.



Setting 213 can be used internally.



Setting 213 can be used externally.

FEATURES & BENEFITS



Finishing 112 does not contain cement.



Finishing 112 is a lime based product meaning it will reduce CO2 emissions when curing.



Finishing 112 can be used internally.



Finishing 112 can be used externally.

FEATURES & BENEFITS

TECHNICAL DATA

Technical data for external plastering (other technical data is available on the website)

Coverage: 1.6-1.8kg / mm thick / sq m
Require: 13-18 kg / sq m approx for 8-10 mm thickness.

Workable Life:	> 8 hours
Capillary Water Absorption:	W0
Compressive Strength Class:	CS1
Adhesion:	0.14 N/mm ² (FP - a)
Water Vapour Permeability (μ):	10
Dry Bulk Density:	1460 kg/m ³
Thermal Conductivity:	P=50% - 0.45 W/mK (tab value)
Air Content:	26%
Reaction to Fire:	Class A1
Durability (against freeze thaw):	based on provisions valid in UK and Ireland

TECHNICAL DATA

Technical data for external finishing (other technical data is available on the website)

Coverage: 1.6-1.8kg / mm thick / sq m
Require: 3-7 kg / sq m approx for 2-4 mm thickness.

Workable Life:	> 8 hours
Capillary Water Absorption:	W0
Compressive Strength Class:	CS1
Water Vapour Permeability (μ) :	10
Dry Bulk Density:	1500 kg/m ³
Thermal Conductivity:	P=50% - 0.47 W/mK (tab value)
Air Content:	18%
Reaction to Fire:	Class A1
Durability (against freeze thaw):	based on provisions valid in UK and Ireland



Roughcast



Hemp Lime Binder

WHEN TO USE



K Lime Roughcast is used in plastering to provide a wet dash or Roughcast finish.

It is prepared by blending K Lime Roughcast Binder with 4-8mm Limestone chips in the ratio 2 parts binder to 1 part limestone chips.

It is applied as part of a K Lime rendering system, typically on top of a K Lime Finishing 112 layer.

WHEN TO USE

Hemp Lime Binder is a low density, hydraulic lime based binder used in the manufacturing of hempcrete (hemp concrete).

Hempcrete is a bio composite building material which provides enhanced thermal properties to walls and roofs using sustainable materials.

Typically Hemp Lime Binder is blended with hemp shiv and water to create hempcrete as a semi-dry mix. The hempcrete is then normally cast around a steel or timber frame to create a solid, non-load bearing wall.

K Lime Roughcast does not contain cement.

K Lime Roughcast is a lime based product meaning it will reduce CO2 emissions when curing.

K Lime Roughcast can be used externally.

FEATURES & BENEFITS

Hemp Lime Binder contains a small amount of cement as a performance enhancing additive.

Hemp Lime Binder is a lime based product meaning it will reduce CO2 emissions when curing.

Hemp Lime Binder can be used internally.

Hemp Lime Binder can be used externally.

FEATURES & BENEFITS

TECHNICAL DATA

Technical data for external finishing (other technical data is available on the website)

Coverage:	1.5kg / mm thick / sq m
Require:	8-12kg / sq m approx
Workable Life:	> 8 Hours
Capillary Water Absorption:	W 0
Compressive Strength Class:	CS1
Water Vapour Permeability (μ) :	40
Dry Bulk Density:	1650 kg/m ³
Thermal Conductivity:	P=50% - 1.0 w/mK (tab value)
Air Content:	
Reaction to Fire:	A1
Durability (against freeze thaw):	Acceptable based on provisions valid in UK and Ireland

TECHNICAL DATA

Technical data for external finishing (other technical data is available on the website)

Coverage:	
Require:	
Workable Life:	
Capillary Water Absorption:	
Compressive Strength Class:	
Water Vapour Permeability (μ) :	
Dry Bulk Density:	
Thermal Conductivity:	
Air Content:	
Reaction to Fire:	
Durability (against freeze thaw):	

Mineral Paint

WHEN TO USE



K Lime Mineral Paint is a highly breathable, naturally durable and environmentally friendly mineral paint that provides an attractive, matt, coloured finish for exterior and interior use.

K Lime Mineral Paint works in harmony with heritage buildings and lime-based mortars & renders, such as the K Lime Heritage Range, to maintain the breathability and performance of the underlying property.

STANDARD COLOURS



Bright White



Off White



Highly breathable, does not hinder moisture evaporating from building structure.



Naturally durable, excellent resistance to sun and weather exposure. Naturally delays algae growth.



Environmentally friendly, water based and low in VOC's and biocides.



Healthy living, based on natural, mineral binders as an alternative to polymer based, film-forming paints.

FEATURES & BENEFITS

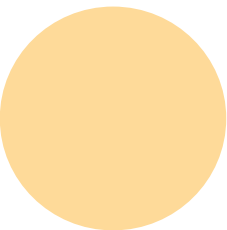
TECHNICAL DATA

Technical data

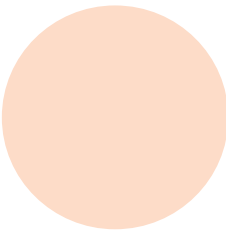
Coverage:	45-65m ² using two coats on a smooth surface, coverage will be lower for textured and rough surfaces.
Water Vapour Permeability:	EN ISO 7783-2 S _d (m) = 0.01 (Class I – high water vapour permeability)
Water Absorption (24 hr):	EN 1062-3 W (kg/m ² h ^{0.5}) = 0.17 (Class II – medium water absorption)
Density:	Approx. 1.45 kg/litre



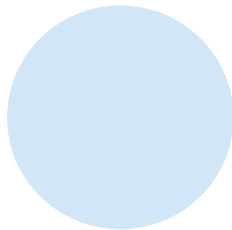
Ivory



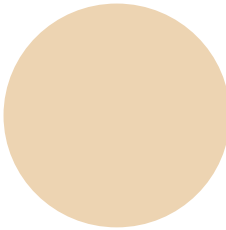
Butter Cream



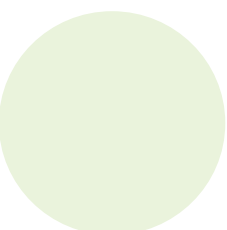
Salmon Pink



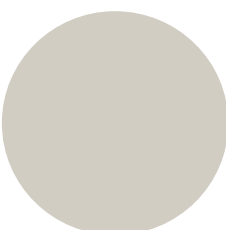
Baby Blue



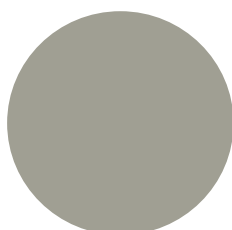
Sand



Mint Green



Pale Grey



Grey

Bespoke colour matching available on request

Join us on social media...



@KRendRenders



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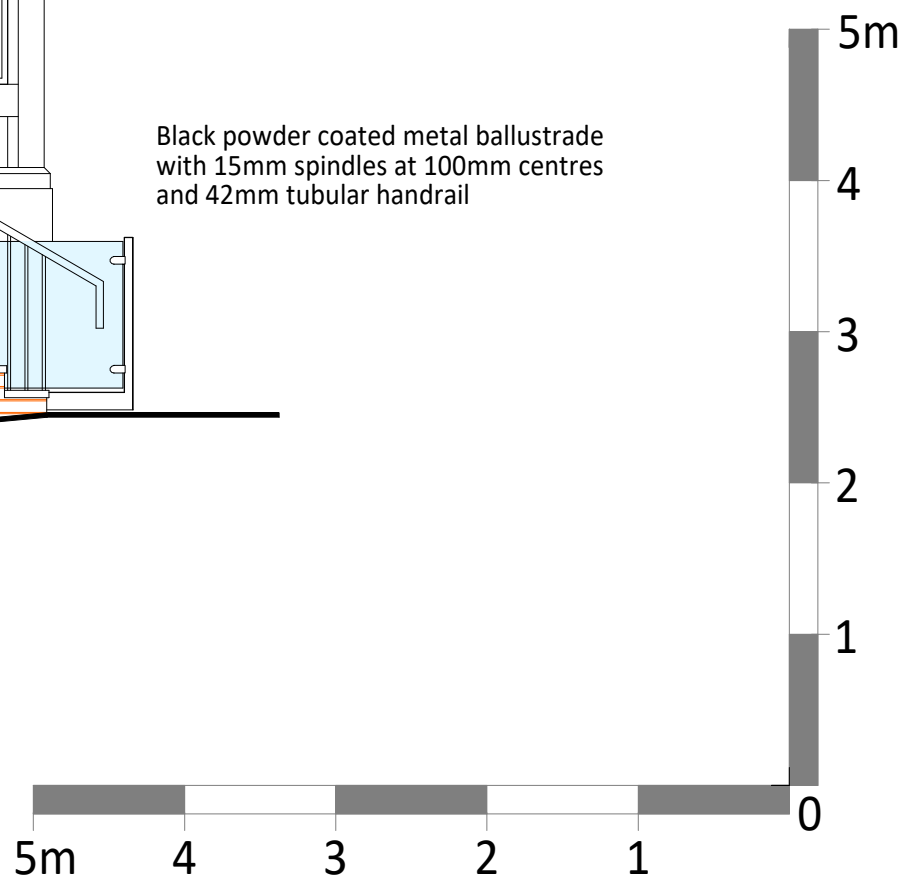
K Rend

Condition 3: d) Railings



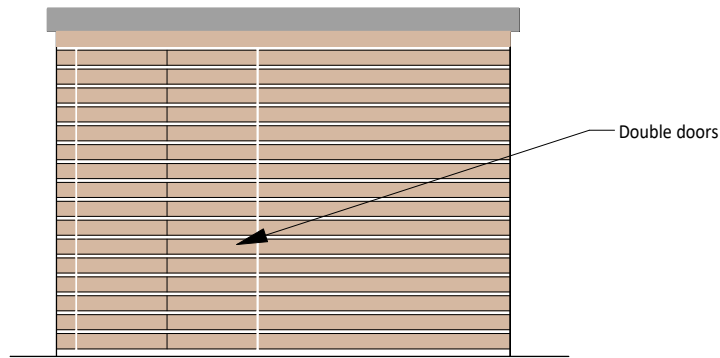
SIDE ELEVATION

Black powder coated metal ballustrade
with 15mm spindles at 100mm centres
and 42mm tubular handrail

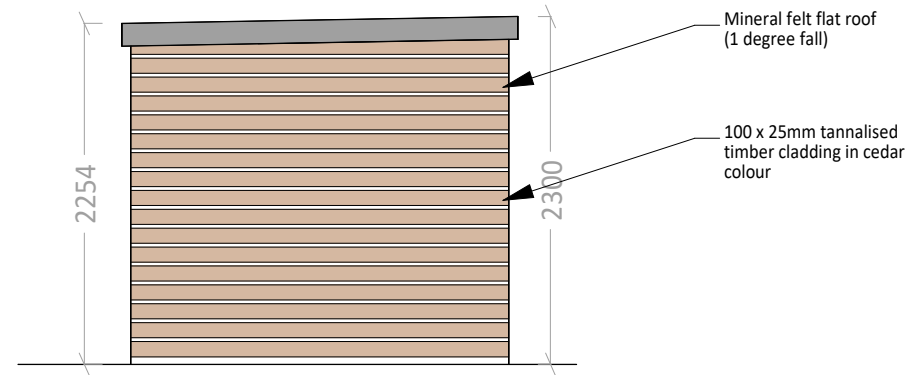


REV	DESCRIPTION	DATE	INITIAL
Do not scale. All dimensions and levels must be verified on site and discrepancies reported to Building Sense Limited, prior to commencing works or preparing site drawings. Any conflicting information must be reported for clarification. If in doubt, ask.			
STAGE:			
PLANNING			
Building Sense Chartered Surveyors T: 0161 215 1229 E: mark.newman@buildingsense.co.uk W: buildingsense.co.uk			
PROJECT:			
16 Alness Road Whalley Range Manchester			
CLIENT:			
SSG Sustainable Living			
TITLE:			
Handrail details			
© 2025 Building Sense Limited			
DRAWN:	CHECKED:	DATE:	
MKN	MKN	09/04/25	
SCALE:	DRAWING NO.	REV:	
1:100 @ A4	24028.10	-	

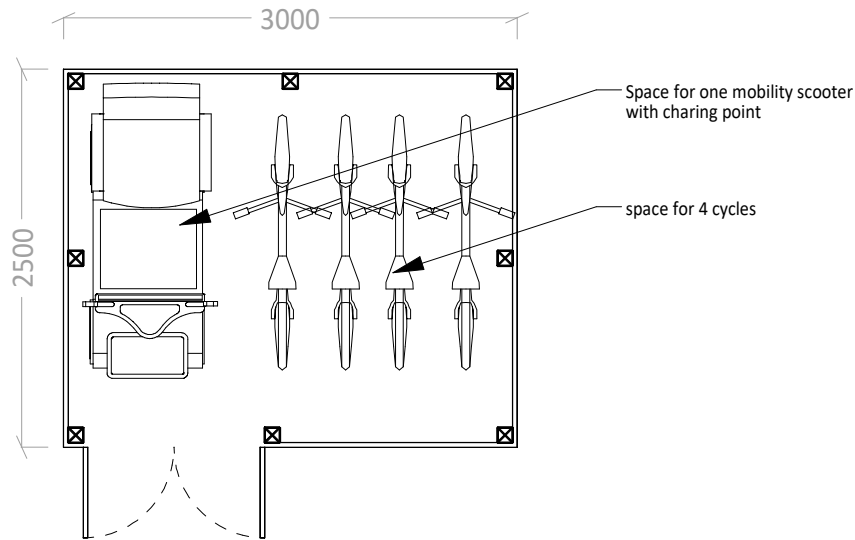
Condition 6: Cycle and Bin Stores



FRONT



SIDES



PLAN



REV	DESCRIPTION	DATE	INITIAL
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Do not scale. All dimensions and levels must be verified on site and discrepancies reported to Building Sense Limited, prior to commencing works or preparing site drawings. Any conflicting information must be reported for clarification. If in doubt, ask.

STAGE:

PLANNING

**Building
Sense**
Chartered Surveyors

T: 0161 215 1229
E: mark.newman@buildingsense.co.uk
W: buildingsense.co.uk

PROJECT:

16 Alness Road
Whalley Rnage
Manchester

CLIENT:

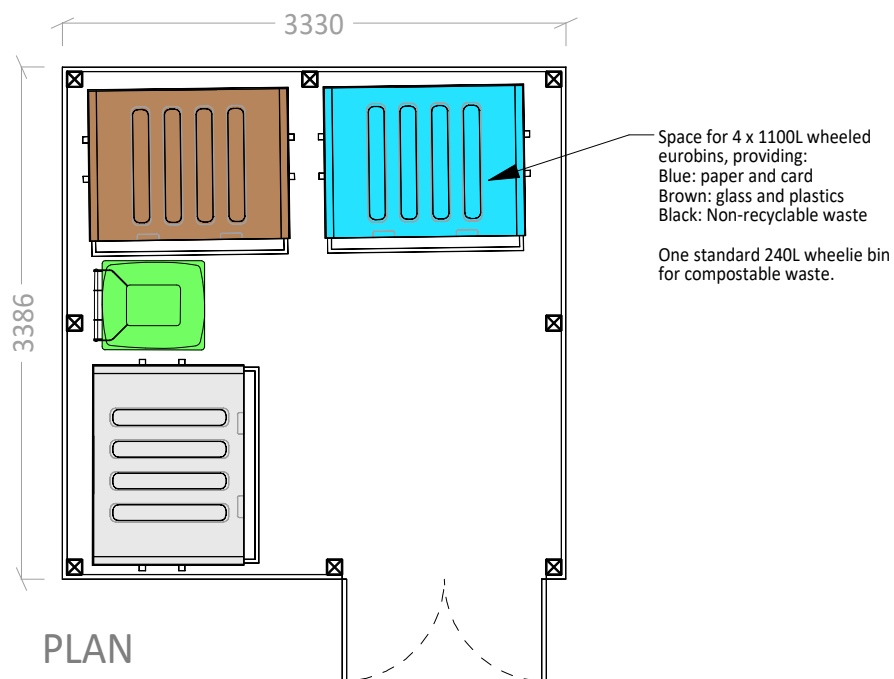
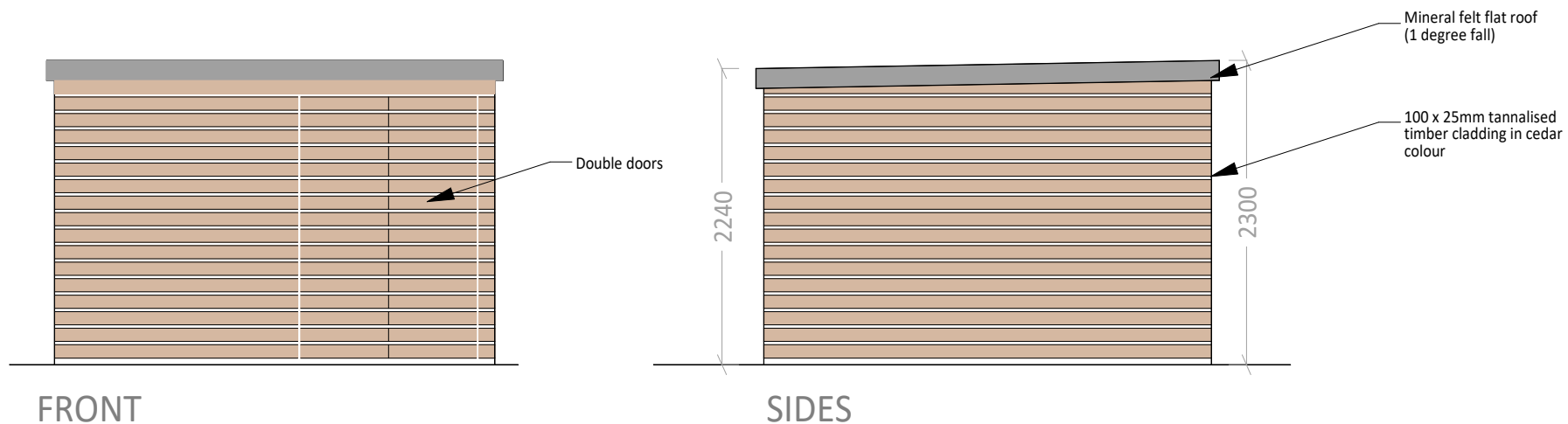
SSG Sustainable Living

TITLE:

Proposed Cycle Store

© 2025 Building Sense Limited

DRAWN: MKN	CHECKED: MKN	DATE: 10/03/25
SCALE: 1:100 @ A4	DRAWING NO. 24028.SK01	REV: -



REV	DESCRIPTION	DATE	INITIAL
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STAGE:

PLANNING

**Building
Sense**
Chartered Surveyors

T: 0161 215 1229
E: mark.newman@buildingsense.co.uk
W: buildingsense.co.uk

PROJECT:

16 Alness Road
Whalley Rnage
Manchester

CLIENT:

SSG Sustainable Living

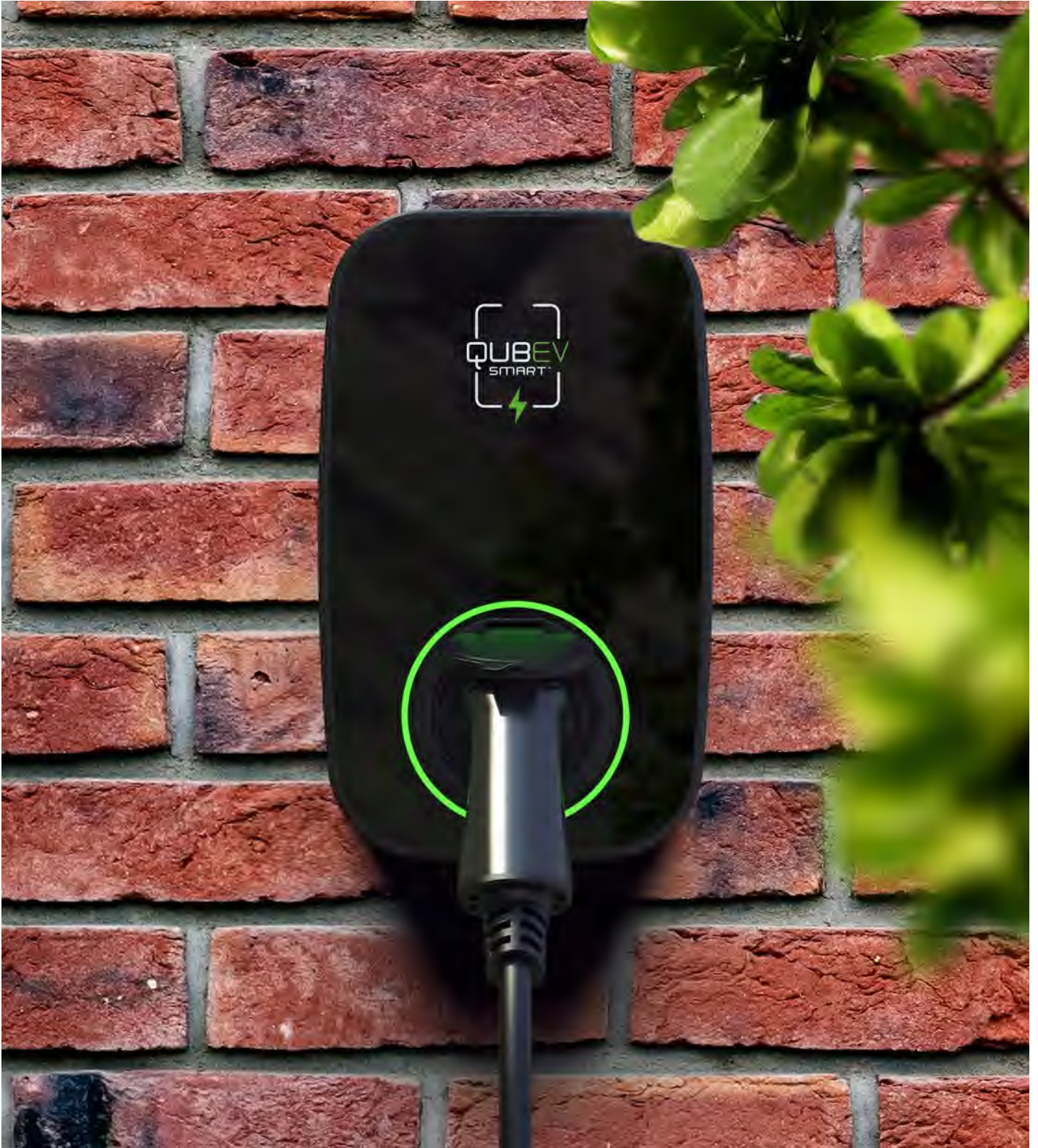
TITLE:

Proposed Refuse Store

© 2025 Building Sense Limited

DRAWN: MKN	CHECKED: MKN	DATE: 10/03/25
SCALE: 1:100 @ A4	DRAWING NO. 24028.SK02	REV: -

Condition 8: Electric Vehicle Charging



ROLECEV

QUBEV

QUBEV SMART

Intelligent EV charging unit



Stocked in
the UK by
ROLECEV

QUBEV SMART

The UK's most affordable intelligent EV charger

The QUBEV Smart charging range offers affordable EV charging points which are packed with the latest features, making them the ideal solution for your home.

With models providing up to 7.4kW or 22kW, these intelligent, modern yet low-cost units have been designed to provide electric vehicle drivers with an affordable charging solution, without compromising on quality. Compatible not only with all EVs and PHEVs on the market, but also with Solar power.

The QUBEV Smart app gives you full control of your charger. From scheduling your charging session for when your electricity is cheapest, adjusting the power rating, monitoring your energy usage and much more.

EV drivers can enjoy a seamless charging experience, ensuring their EV will be ready for their next electrified adventure.



The most **cost-effective** and **reliable** solution for housing developers



Product features

- Universal charging socket or Type 2 tethered lead
- Power rating – Up to 7.4kW or 22kW models
- Adjustable power rating – 10A, 13A, 16A & 32A
- Free QUBEV Smart Wi-Fi app
- Scheduled / off-peak charging
- Solar compatible (single phase models only)
- PEN fault and residual current protection (AC 30mA Type A, DC 6mA)
- Dynamic load balancing (CT clamp(s) & cable(s) included)
- OCPP 1.6 compliant
- Built-in LED charging status indicator
- UK Smart Charge Point Regulations Compliant including tamper security
- Wi-Fi / Ethernet connectivity
- IP54 & IK08 rated
- Corrosion and fire resistant
- CE and UKCA certified
- Easy to install and maintain
- Wall or post mounting options
- OZEV grant fundable



Easy-to-use Wi-Fi app

Enjoy a seamless charging experience, ensuring EV drivers will be ready for their next adventure.



No earth rod required

Equipped with built-in PEN fault detection, saving on installation time and costs.



Office for Zero Emission Vehicles

Eligible for grant funding

The QUBEV Smart range is approved for the OZEV EV Chargepoint Grant.



Wi-Fi / Ethernet enabled

Complete with secure Wi-Fi and Ethernet connectivity, ensuring chargers are always online 24/7.



EV regulations compliant

Safe, secure and fully UK Smart Charge Point Regulations compliant including tamper security



Adjustable power rating

The Power rating can be adjusted between 10A, 13A, 16A & 32A using the internal Amp selector.

The details

ADJUSTABLE POWER

Choose from 7.4kW single-phase or 22kW three-phase models which by default are set to 32A – however, if a lower power setting is required, the power rating can be adjusted between 10A, 13A, 16A & 32A using the internal Amp selector.

SLEEK & COMPLIANT

Offering a modern and discreet home electric vehicle charging solution, that's compatible with all EVs and PHEVs on the market, provided that you have the corresponding cable to plug in.

The QUBEV Smart is also tested to meet UKCA & CE standards.

SAFE AND SECURE

The QUBEV Smart range are packed with the latest safety features and fully comply with the latest UK Smart Charge Points Regulations including security logs and alerts.



STRONG & DURABLE

The IP65 weatherproof rated enclosure is made from durable ABS and Polycarbonate ensuring it can withstand the harshest of weather conditions for years to come.

3 YEAR WARRANTY

The QUBEV Smart electric vehicle charging units come with a 3 year warranty and UK support included as standard, for added peace of mind on your investment.

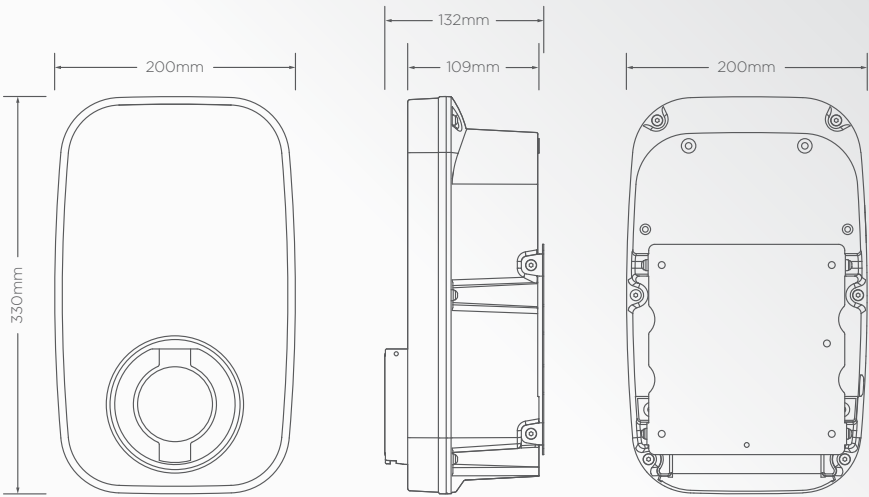
Specifications

Product Overview:

	Connection Type	AC Charging Output(s)	Input Supply(s)	Unit Colour	Product Code
Single Phase Units	Type 2 (IEC 62196) charging socket	Up to 7.4kW (32A)	32A Single Phase 230V AC (±10 %) 50/60Hz	● Black	EVON0090
	Type 2 (IEC 62196) 5m tethered lead*	Up to 7.4kW (32A)	32A Single Phase 230V AC (±10 %) 50/60Hz	● Black	EVON0095
Three Phase Units	Type 2 (IEC 62196) charging socket	Up to 22kW (32A)	32A Three Phase 400V AC (±10 %) 50/60Hz	● Black	EVON0100
	Type 2 (IEC 62196) 5m tethered lead*	Up to 22kW (32A)	32A Three Phase 400V AC (±10 %) 50/60Hz	● Black	EVON0105

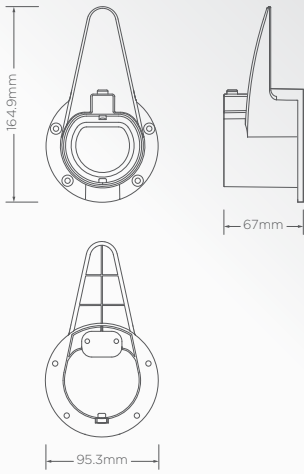
*Tethered cables are approximately 5m total length

QUBEV Smart unit:



Type 2 charge plug holster:

Included with tethered units



Specifications

Technical Data:

User Interface	• Mobile app • Plug & charge (manual) • Scheduled • ECO mode (solar) • Push button (limited functions) • RGB LED status indicator halo
Charge Protocol	Mode 3 (IEC 61851-1)
Charging Current	Variable – 10A, 13A, 16A & 32A
Built-in Protection	• Residual current protection – AC 30mA Type A & DC 6mA • Lightning surge, over temperature protection • PEN fault detection – No earth electrode/rod required • Supports automatic dynamic load balancing
Required External Protection	• Over current protection – A suitably rated MCB or Type-A 30mA device is to be installed at source (dependent on cable type and/or route) • Surge Protection – May be required depending on the installation
Cable Terminals	• 3 x 10mm² terminals (1-Phase) • 5 x 10mm² terminals (3-Phase)
Communications	• Wi-Fi 802.11 b/g/n 2.4 GHz • RJ45 Ethernet connection • Bluetooth (for installer configuration purposes) • OCPP 1.6J
Standby Power Consumption	< 10W
Enclosure Dimensions	200mm x 330mm x 109mm (W x H x D)
Weight	< 2.8kg (Socket) < 6kg (Tethered)
Environmental	• Ingress protection – Enclosure IP65, plug & socket IP54 • Impact protection – IK08 • Security – Tamper and breach protection boundaries with notifications • Operating temperature – -25°C to +50°C • Operating humidity – 3% to 95% • Altitude – < 2000m
Materials	• Unit – PC/ABS Alloy, flammability rating UL94-V0 • Mounting back plate – 1.5mm Steel with black powder coated finish
Unit Colour	● Black
Certifications & Compliances	• EV Charging Compliance – EN IEC 61851-1:2019, BS EN IEC 61851-1:2019 • Smart Regulations – SI 2021:1467 inc Schedule 1. • EMC Compliance – 2014/30/EU, SI 2016:1091. ETSI EN 301 489-1 V2.2.3 (2019-11) ETSI EN 301 489-3 V2.1.1 (2019-03), ETSI EN 301 489-17 V3.2.4 (2020-09). IEC 61851-21-1:2019. EN IEC 61851-21-2:2021, EN IEC 62311:2020 • Radio Emissions – 2014/53/EU, SI 2021:1467. ETSI EN 300 328 V2.2.2, ETSI EN 300 330 V2.1.1. ETSI EN 301 489-1 V2.2.3, ETSI EN 301 489-3 V2.1.1. ETSI EN 301 489-17 V3.2.4, EN IEC 61851-21-2:2021. EN IEC 61851-1:2019, EN IEC 62311:2020. BS EN IEC 61851-21-2:2021, BS EN IEC 62311:2020. EN IEC 61851-1:2019, EN IEC 62311:2020, BS EN IEC 61851-21-2:2021, BS EN IEC 62311:2020 • Safety Compliance – EN 60950-1:2006+A2:2013, EN 60950-22:2017. IEC 62955:2018. • Low Voltage Directive (LVD) – 2014/35/EU, SI 2016:1101. • Certification Markings – CE, UKCA & WEEE
Warranty	3 years



QUBEV Smart App



The QUBEV Smart app gives you full control of your charger, from scheduling your charging session for when electricity is cheapest, adjusting the power rating, monitoring your energy usage and much more.

Enjoy a seamless charging experience, ensuring your EV will be ready for your next electrified adventure.



 **Choose from charging modes:**
Plug & charge, ECO (solar), scheduled

 **View charging state**

 **Solar compatible**

 **Schedule charging**

 **Multi user access**

 **Monitor usage**

 **Full charging history**

 **Fault notifications**

 **Security log & alerts**

**DOWNLOAD THE FREE
QUBEV SMART APP**



Options & accessories

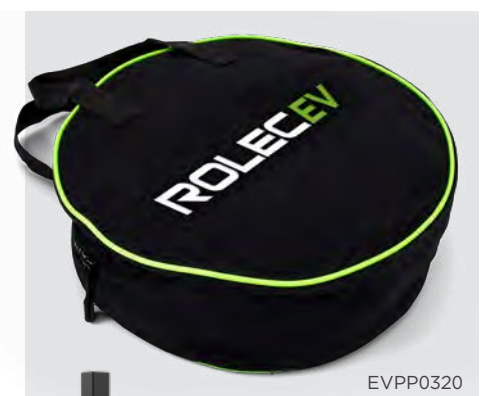
Product Code	Item Description
EVFP0030	Mounting post – fits up to 2 chargers
EVFP0050	QUBEV Smart plate for mounting post
EVFP0090	QUBEV Smart Holster Plate for Mounting Post
ACSR0380	120A up to 35mm ² CT clamp with 5m cable
EVPP0100	5m 32A Type 2 to Type 2 charging cable
EVPP0107	10m 32A Type 2 to Type 2 charging cable
EVPP0105	5m 32A Three Phase Type 2 to Type 2 charging cable
EVPP0108	10m 32A Three Phase Type 2 to Type 2 charging cable (Other cables are available, including Type 1 options)
EVPP0320	Carrying bag for EV charging cables
EVRS0040	QUBEV Smart remote wall mount for Type 2 plug holster



BIM & CAD PACKAGE DOWNLOADS

- BIM – Revit families/IFC
- 3D models – STEP/IGES
- CAD drawings DWG/PDF

Assets are available to add to development plans and see how these units look in context. To download the assets, please visit:
www.rolecserv.co.uk/downloads-ev-charging





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EVQSD-V01-R3 QUBEV Smart Data Sheet

ROLECEV

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www.rolecserv.com



Condition 11: Tree Replacement

Tree Planting Plan

9th January 2025

Report No. 2027_ATN.01

Project: 16 Alness Road

Authored by: Matthew Lally



TREE PLANTING PLAN

PROJECT

16 Alness Road

Whalley Range

Manchester

M16 8ET

LALLY TREE MANAGEMENT LIMITED

32 Thirlmere Road

Urmston

Manchester

M41 8PP

[T] 07305 740120

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Company No: 15847606

DOCUMENT ISSUE RECORD

Date of Inspection	Surveyor	Report Version	Issue Date	Author
12.09.2024	Matthew Lally. FdSc MArborA	01	09.01.2024	Matthew Lally. FdSc MArborA

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2.1. Instruction	1
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2.3. Step by Step Tree Planting Guide	2
Appendix I Tree Planting Plan	

1.0 INTRODUCTION

1.1. Professional Details

- 1.1.1. My name is Matthew Lally and I have been working and studying in the Arboricultural Industry since 2005. I have many years practical experience as an arborist and professional experience as a consulting arboriculturist.
- 1.1.2. I so far hold the following Arboricultural qualifications and technical memberships:
- FdSc Arboriculture
 - LANTRA Professional Tree Inspection Certificate
 - VALID – Validator
 - QTRA Registered User
 - Professional Member of the Consulting Arborist Society
 - Professional member of the Arboricultural Association

2.0 Instruction and Tree Species selection

2.1. Instruction

- 2.1.1. I was instructed by Mr Mark Newman of Building Sense on the 19th December 2024 by email to create a tree planting plan for 16 Alness Road, Whalley Range, Manchester, M16 8ET to fulfil the planning application approval conditions for the site.

2.2. Tree species specifications

- 2.2.1. It is proposed to plant 3 trees on the southern boundary of the site adjacent to Mayfield Avenue. The proposed tree species to be planted are:
- *Amelanchier lamarckii*, (8 to 10 cm girth)
 - *Sorbus intermedia*, (8 to 10 cm girth)
 - *Crataegus monogyna*, (8 to 10 cm girth)
- 2.2.2. The positions of the trees are shown on the Tree Planting Plan which can be found in appendix one.

2.3. Step by Step Tree Planting Guide

Planting a tree is a rewarding process that helps improve the environment, supports local wildlife, and enhances your landscape. Follow these simple steps to ensure your tree grows strong and healthy.

1. Choose the Right Tree

Select a tree species that suits your climate, soil, and available space. Consider factors such as growth size, root spread, and maintenance needs. Native species are often the best choice as they are adapted to local conditions.

2. Pick the Ideal Location

Ensure the planting site provides enough space for the tree to grow both above and below ground.

Avoid planting near buildings, power lines, or underground utilities.

Look for a location with good sunlight (most trees need at least 6 hours of direct sunlight daily).

3. Prepare the Planting Hole

Dig a hole that's 2-3 times wider than the root ball but no deeper.

The depth should allow the top of the root ball to sit slightly above the surrounding soil level. The tree's root collar (the area where the roots meet the stem) should be at ground level.

Loosen the soil around the hole to allow roots to penetrate easily.

4. Check the Root Ball

Gently remove the tree from its container or burlap wrapping. If the tree is balled and burlapped, be sure to remove the burlap and twine from the root ball.

If the roots are circling or tangled, carefully tease them out. Prune any damaged or excessively long roots.

5. Place the Tree in the Hole

Position the tree in the hole, ensuring it is straight and centred.

Take care that the root collar is not buried; it should be level with or slightly above the soil surface.

Ensure the tree faces the direction you want for aesthetic or growth reasons.

6. Backfill the Hole

Start filling the hole with the soil you removed, breaking up large clumps. Avoid using fertilizers at this stage, as they can harm young roots. Firmly tamp the soil around the roots to eliminate air pockets. Be careful not to compact it too much.

7. Water the Tree

Water the tree thoroughly after planting to settle the soil and ensure the roots are well hydrated.

Water deeply, aiming to saturate the root zone.

Keep the soil moist, especially during dry spells, for the first year.

8. Mulch the Base

Apply a 2-4 inch layer of mulch around the base of the tree, extending it to the edge of the root zone.

Keep the mulch away from the trunk to prevent rot and disease.

Mulching helps retain moisture, regulate temperature, and suppress weeds.

9. Stake the Tree (if needed)

If your tree is small or in a windy location, staking may be necessary to keep it upright.

Use soft ties to avoid damaging the bark and secure the tree gently to the stakes.

Staking should be temporary, and the tree should be free-standing by its second year of growth.

10. Maintain Regular Care

Water the tree regularly, particularly in the first year, to encourage strong root growth.

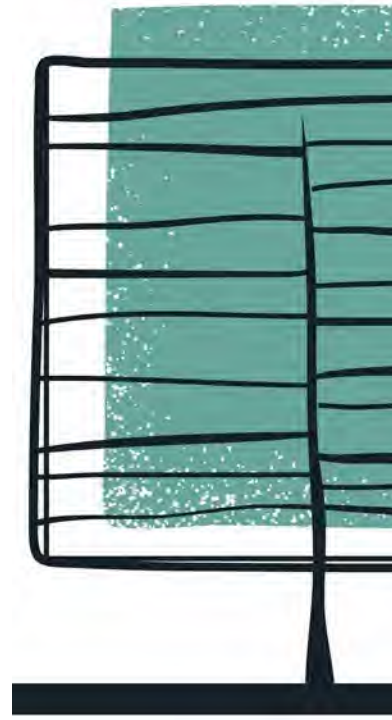
Prune the tree as necessary, removing any dead or damaged branches, and shape it as it grows.

Monitor for pests or diseases and take action if needed.

11. Be Patient

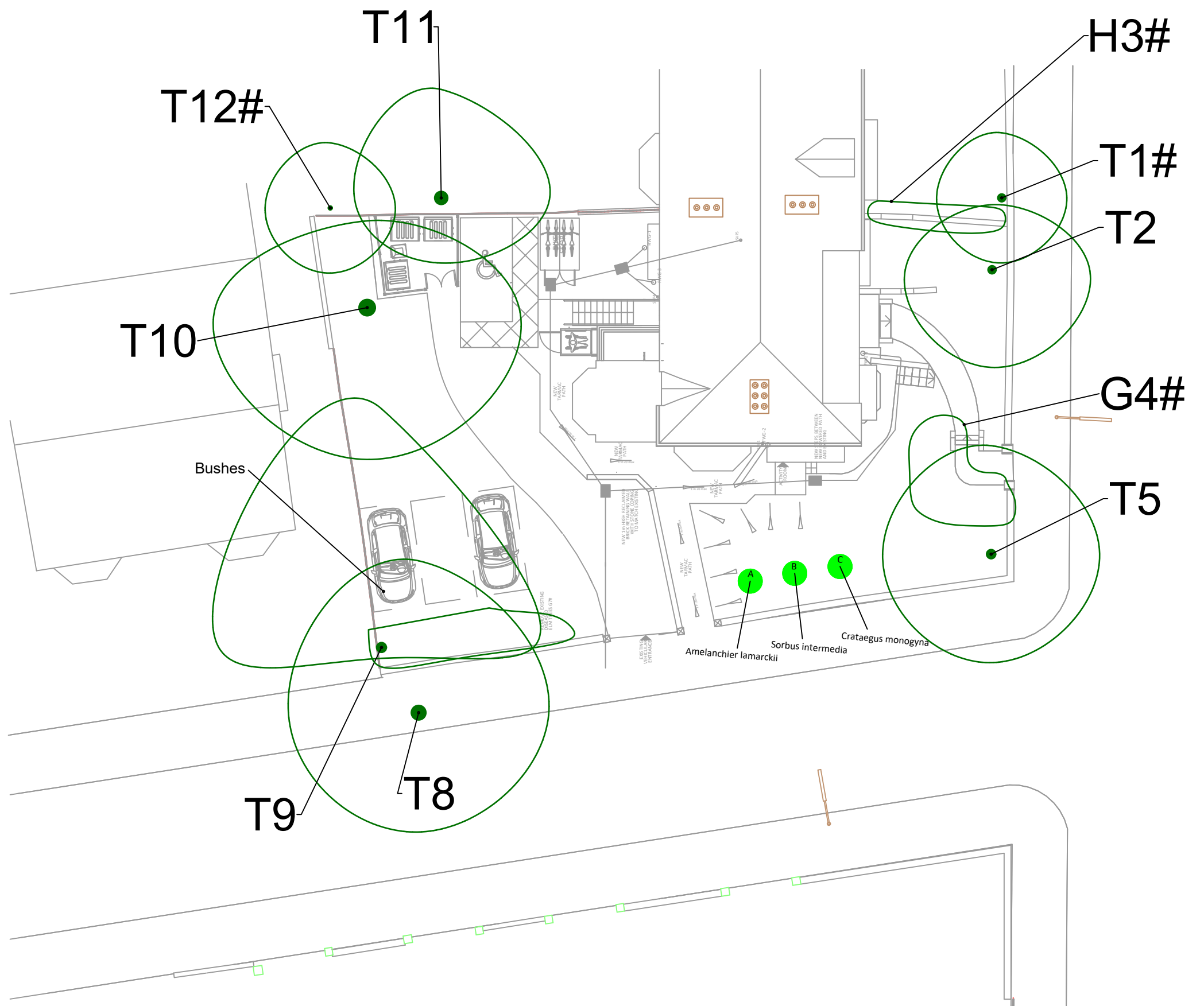
Trees grow slowly, so be patient as they establish themselves in their new environment.

Over time, your tree will provide shade, beauty, and a habitat for wildlife.



Appendix I

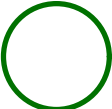
Tree Planting Plan



Do not scale this drawing (printed or electronic version).
Contractors must check all dimensions from site
This drawing is for use on this site only and should be used in conjunction with all relevant consultants drawings..

LEGEND



 Retained/Existing Trees

 Proposed New Tree

- A = Amelanchier lamarckii 8 to 10cm girth
- B = Sorbus intermedia 8 to 10cm girth
- C = Crataegus monogyna 8 to 10cm girth



Scale:	1:200 @ A3	Date:	20/12/2024
Job:	2027_AIA.01		
Address	16 Alness Road, Whalley Range, Manchester, M16 8ET		
Client:	Building Sense Limited		
Drawing Number:	2027_AIA.TPLP.01		
Drawn by:	Matthew Lally		
TREE PLANTING PLAN			