

Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Submitted via the Planning Portal only

02 April 2025

Dear Sir/Madam,

Application for Discharge of Conditions (Planning Portal Reference: PP-13877333)

Site: Land Off Pitsford Road, Manchester

Introduction

We write on behalf of our client, Bellway Homes Ltd (Manchester Division), regarding the above site. Planning was granted on 14.03.25 under application reference 140311/FO/2024, for the following description of development:

'Erection of a residential development (Use Class C3a) with associated landscaping, boundary treatment, infrastructure and ancillary works.'

This submission outlines the information enclosed to discharge a number of conditions.

Conditions and Detail Submitted

Condition 9

This states the following:

'a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit proposal means a document which includes:

- i) The measures proposed to recruit local people including apprenticeships*
- ii) Mechanisms for the implementation and delivery of the Local Benefit Proposal*
- iii) Measures to monitor and review the effectiveness of the Local Benefit proposal in achieving the objective of recruiting and supporting local labour objectives.*

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.'

To address Part A of this condition only, the following information is submitted:

- Pitsford Road Monsall - Local Benefit Proposal 24032025

Condition 10

This states the following:

'a) Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- *Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.*
- *Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.*
- *Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.*
- *A finalised drainage layout showing all components, outfalls, levels and connectivity.*
- *An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
- *Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 +45% Climate Change.*
- *A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).*

b) The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.'

The following information is submitted to address this condition:

- 6710-02-00 Impermeable Areas Rev B
- 6710-02-03 Adoptable Drainage Layout-Rev C
- 6710-02-10 Exceedance Flow Plan
- 6710-02-13-02 SW 1 to 20 Manhole Schedules-Sheet 2 of 4
- 6710-02-13-04 SW 1 to 20 Manhole Schedules-Sheet 4 of 4
- Greenfield runoff rate estimation - members _ UK SuDS
- Hydraulic Calculations 1 in 1 30 100 and cc
- UU REF 04891419 WW PDE Pitsford Road Manchester

Condition 13

This condition states the following:

'Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This should include;

- *Display of an emergency contact number;*
- *Details of Wheel Washing;*
- *Dust Compression measures;*

- Compound locations where relevant;
- Consultation with local residents;
- Location, removal and recycling of waste;
- Routing strategy and swept path analysis;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the City by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan.'

The following information is submitted to address this condition:

- BHM282_Pitsford Road_BR01_A Construction Plan
- CEMP Bellway Pitsford June 2024 Rev 0

Condition 37

This conditions states the following:

'Prior to the commencement of the development (other than site clearance), full details of the existing and proposed levels at the application site (including cross sections) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be carried out in accordance with these details.'

The following information is submitted to address this condition:

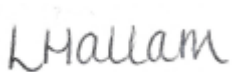
- BH.TS.01_1 Pitsford Road Manchester - Topo Survey
- BH.TS.01_2 Pitsford Road Manchester - Topo Survey

The additional information required to address this condition will be submitted as soon as possible.

Summary

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



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Graduate Planning Consultant

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Encl: as referenced.