



Planning

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P O Box 532 Town Hall
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Mr John Lewis
Wilson Mason & Partners
Upland House
Spring Lane
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Preston
PR5 0UX

Date: 15 April 2025

Dear Sir/Madam,

Pre-Commencement Conditions

Application number: 142224/FO/2025

Didsbury High School, 4 The Avenue, Manchester, M20 2ET

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 development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Measures to control noise,
- Dust suppression measures,
- Compound locations where relevant,
- Details of an emergency contact telephone number,
- A community consultation plan,
- Sheeting of construction vehicles.

The development shall be carried out in accordance with the approved details.

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

a) 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 to and approved in writing by the City Council as Local Planning Authority.

The approved details shall then be implemented prior to first use of the development.

Any further development shall not compromise any existing remedial measures previously installed at the site as part of Planning Permission 118539/FO/2017.

b) Upon completion of the works, a Completion / Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority to ensure that the existing remedial measures have not been compromised.

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. The existing development has had remedial measures installed as part of Planning Permission 118539/FO/2017. The current works shall not compromise the protection afforded by these earlier measures, pursuant to policy EN18 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 Holly Wright 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 flourish at the end.

Julie Roscoe
Director of Planning, Building Control & Licensing