

Our Ref: 2020-040
Your Ref: PP-13936951

FAO: Sue Wills

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10th April 2025

Dear Sue,

Application to Discharge Conditions 36, 38 and 40 of Planning Permission Ref: 137751/MO/2023 at the Land Opposite 83-87 Vine Street, Manchester, M18 8SR

Please find enclosed for your consideration an application to discharge conditions 36, 38 and 40 of the planning permission granted in November 2023 (Ref: 137751/MO/2023) for the following development at the Land Opposite 83-87 Vine Street, Manchester:

'Reserved matters application for consideration of appearance, landscape and scale following outline planning permission referenced 128864/OO/2020 for 25 x 2 storey dwellinghouses (Class C3)'.

The application was submitted on 10th April 2025 via the Planning Portal (Ref: PP-13936951). The requisite application fee has been paid to Manchester City Council.

Condition 36

Condition 36 states:

'Prior to the commencement of development, a method statement and risk assessment in relation to works in proximity to the boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved method statement and risk assessment'.

The following information has been submitted in respect to condition 36:

- Method Statement prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-MS-EJ-001-Rev0)
- Risk Assessment prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-RA-EJ-002-Rev0)
- Working Platform Certificate prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-WPC-EJ-005-Rev0 (ABI TM20 LR))
- Temporary Works Slope Stability Assessment (November 2024) prepared by Key GeoSolutions Ltd (Ref: 11634-001-R-01-1)

Condition 38

Condition 38 states:

'Prior to any vibro-impact works on site, a risk assessment and method statement shall be submitted to, and approved in writing by City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details'.

The following information has been submitted in respect to condition 38:

- Method Statement prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-MS-EJ-001-Rev0)
- Risk Assessment prepared by Sheet Piling (UK) Ltd (Ref: E23181-SPUK-RA-EJ-002-Rev0)

Condition 40

Condition 40 states:

'Prior to the commencement of the development, full details of proposed ground levels, earthworks and excavations to be carried out near to the northern boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme'.

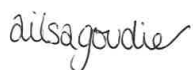
The following information has been submitted in respect to condition 40:

- Ground Investigation of Embankment prepared by E3P (Ref: 14-944-L2)
- Depth of Made Ground Plan (Drawing Ref: 006)
- Proposed Site Layout & Levels (Drawing Ref: VSG-RDG-XX-XX-DR-C-0001_P06)
- Earthworks Cut & Fill Isopachytes (Drawing Ref: VSG-RDG-XX-XX-DR-C-0002_P04)
- Earthworks Cut & Fill Formation Depths (Drawing Ref: VSG-RDG-XX-XX-DR-C-0003_P04)
- Earthworks Summary prepared by the LK Group

Summary

I trust that the above information represents a complete application package so that validation can take place as soon as possible. If you do wish to discuss the proposals in any further detail, please do not hesitate to contact me.

Yours Sincerely,



Ailsa Goudie
Planner

On behalf of NJL Consulting