

Our Ref: 2020-040
Your Ref: PP-13744747

FAO: Sue Wills

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3rd February 2025

Dear Sue,

Application to Discharge Conditions 3 and 14 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 3 and 14 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 3rd February 2025 via the Planning Portal (Ref: PP-13744747). The requisite application fee has been paid to Manchester City Council.

Condition 3

Condition 3 states:

No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period. The plan/statement shall provide for:

- *A construction programme including phasing of works;*
- *24-hour emergency contact number;*
- *Hours of operation;*
- *Expected number and type of vehicles accessing the site:*
 - *Deliveries, waste, cranes, equipment, plant, works, visitors;*
 - *Size of construction vehicles;*
- *The use of a consolidation operation or scheme for the delivery of materials and goods;*
- *Phasing of works;*
- *Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access*

and movement for existing occupiers of neighbouring properties during construction):

- Programming; Waste management; Construction methodology; Shared deliveries; Car sharing; Travel planning; Local workforce;
- Parking facilities for staff and visitors;
 - On-site facilities; A scheme to encourage the use of public transport and cycling;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

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 following information has been submitted in respect to condition 3:

- Construction Management Plan (Rev C January 2025).

Condition 14

Condition 14 states:

a) Notwithstanding the Remediation and Enabling Works Strategy report ref: 14- 944-R2 (June 2023) Version 1 dated 19th June 2023 Phase II Geo environmental Site Assessment ref: 14-944-R1 (October 2023) Version 3 dated 11th October 2023 referenced in condition no.2; before the development hereby approved commences, a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) in accordance with the potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site identified in the Desk Top report ref: AG3211-20-AL43 Issue 2 dated December 2020, shall be submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation

Proposal shall be carried out before the development commences, and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy), which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

The following information has been submitted in respect to condition 14 (a):

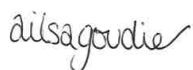
- Remediation and Enabling Works Strategy Version 1 (October 2023) (Reference: 14-944-R2); and
- Phase II Geoenvironmental Site Assessment Version 3 (October 2023) (Reference: 14-944-R1-3) which includes complete ground gas monitoring data.

In order to satisfy Condition 14 (b), a Completion/Verification Report shall be submitted to the Local Planning Authority at the appropriate stage.

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