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24th September 2024

Dear Sue,

Notification for the submission of pre commencement conditions for planning application 138788/FO/2023, Land at Mount Road.

Information submitted for the discharge of conditions; 4, 5, 15, 17, 29, and 55 relating to the residential development of land at Mount Road, this submission does not cover information for the discharge of the above conditions relating to the Centrepont apartments and Greater Manchester Youth Federation Building. Submitted online via the Planning portal 24/09/24 – Reference: PP-13432977

Please find enclosed the details of information submitted for the discharge of the above conditions, this letter will address the information which has been submitted and how the information relates to the discharge of each condition.

Condition 4 : Construction Environmental Management Plan (CEMP) and Appendices

Condition 4 relates to the submission of a construction Environmental Management Plan (CEMP), section 2 (ii) of the CEMP outlines the access arrangements for the residential development of land at Mount Road. Construction access will be off Wembley Road this will be temporary until the build out period of Kellen plots has been completed. Appendix 2 highlights the Temporary Construction access which will be controlled by a banksman, access into the site will be right turn in and access out will be left turn only to ease congestion, safe crossing points along this access will be provided. This satisfies bullet point 1 and 4 of condition 4.

Appendix 7 highlights the swept path analysis for a 15.0m articulated vehicle and the swept path analysis for the 11.360m mobile crane. The swept path analysis demonstrates the access and egress of these vehicles is feasible therefore satisfying bullet point 2 of condition 4.

Appendix 6 of the CEMP highlights the compound arrangement for the CEMP, all contractors and deliveries will arrive at the site outside of peak AM and PM hours to further ease local traffic flow. 64 contractor parking spaces will be provided in the compound. The above satisfies bullet point 3 of condition 4.

Section (V) of the CEMP highlights the measures Kellen homes will implement to prevent dirt on the surrounding public highway. This will include vehicle inspection prior to leaving the site and jet washing which will take place inside the compound. All deliveries will occur on hardstanding to prevent mud being picked up from larger vehicles. Dilapidation surveys of the surrounding highway will occur fortnightly by site management and if excess dirt is present on surrounding roads, road sweepers will be booked to clean roads. This satisfies bullet point 5 and bullet point 7 of condition 4.

Section 1 (Health and Safety Management) and Section 2 (iv) Highlights the measures that will be taken to ensure emergency contact information is available to the public, this will include the details of site manager and health and safety director. A 24-hour emergency number for the office will also be included on the site notice. Notices will be placed at the site access point. This satisfies bullet point 6 of condition 4.

Section 2 (viii) outlines the measures Kellen Homes will implement to prevent excess noise being generated from the development. These measures include the addition of acoustic panels, silencers on plant, self-charging generators and details of working hours. The information provided in this section satisfies bullet point 8 of condition 4.

Condition 5: Materials

Prior to above ground works of any phase, samples and specifications of all materials to be used on all external elevations relevant to that phase of development shall be submitted to and approved in writing by the City Council as local planning authority. The development of the phase shall be carried out in accordance with the agreed details for that phase. To satisfy this condition a breakdown of materials for facing bricks, brick detailing, door style, window styles and canopy styles will be submitted. Samples of the above can also be arranged to be sent to the planning officer if needed.

Reason: To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Condition 15: Site Investigations and Remediation

The development will be in accordance with Phase I Geo-Environmental Assessment Report ref: LC/C5150/11494 Rev B dated November 2023 and Phase II Geo-Environmental Assessment Report ref: MS/C5150/11591 Rev E Dated November 2023. This satisfies condition 15 (a).

The development will be in accordance with the remedial strategy prepared by Brownfield Solutions (NA/C5150/11739 Rev A, July 2023) and if any additional contamination is identified, a revised remediation strategy will be submitted to the council. The development will be carried out in accordance with a revised remedial strategy. This satisfied part b and the final element of condition 15.

Post remedial works, a completion and validation report will be submitted to the council on behalf of brownfield solutions. This will demonstrate that the remedial measures outlined in section b of condition 15 have been implemented. This satisfies condition 15(c and will be submitted to Manchester City Council when remedial works have been completed on the site.

Condition 17: Boreholes

Boreholes will be located based on the co-ordinates outlines on page 2 of Brownfield Solutions' letter relating to the decommission of Boreholes.

Once boreholes have been located, the steel headworks and bung shall be removed, and the resultant annulus filled with low viscosity free flowing bentonite grout to seal the well response zone. The top 1m of all well construction already contains a low permeability bentonite seal at the subject site. If any other redundant historical boreholes are identified during construction, then depths should be investigated using a dip meter and the same above process would apply for decommissioning. The above will be undertaken during the remediation phase of the development by Brownfield solutions who will adhere to their remediation strategy and borehole management method statement. The above information satisfies the requirements of condition 17.

Condition 29: Site Clearance RAMS:

Reasonable avoidance measure for Birds and Trees, Badgers, Bats and Hedgehogs are outlined in section 3 of the Construction Environmental Management Plan. Details of tree protection measures are highlighted in appendix 3 of the CEMP and the hoarding off of specific areas will be applied where any protected species have been identified. Vegetation clearance will be undertaken outside of the hibernation period (March to October). Prior to the removal of vegetation, an ecologist will inspect the site for small mammals. Clear vegetation will be cut to 20cm before being cut again. All foundation trenches will be covered or will be fitted with wooden boards (escape ramps) for small mammals. Prior to the infilling of trenches, the site team will inspect the hole for small mammals. If mammals are present, a suitably qualified ecologist will be called to remove the mammal. The above will be adhered to throughout the construction period and outlines the measures Kellen Homes will implement. The above therefore satisfies condition 29.

Condition 55: Local Benefit Scheme:

The local benefit scheme for the development has been outlined on Manchester's work and skills proposal template. The template outlines the indicative targets to date achievements in relation to local labour. Kellen Homes is currently appointing subcontractors for the job at Mount road and following formal appointments an updated Local Benefit scheme will be produced. The local labour scheme will be implemented following formal appointment from subcontractors. The principle contractor on the development is WPI who currently have 5 local operators on site. Their current program on the development aims to appoint a further 7 local operatives on the development.