

Palgrave Avenue

140844/JO/2024

Supporting Information

**Context for the Proposed Work,
Open Space Management and Maintenance**



Current Proposed Site Plan



Previous Proposed Site Plan



Context for the proposed work

The Palgrave Avenue site plan above shows the changes that have taken place and why there was the need for an application. As seen above from the blue lines on the Current proposed site plan an existing drainage route was discovered post-planning decision that runs directly through the north side of the site. The drainage route has a 6m easement from the centre of the route which when lined up with the planning approved site plan meant that the block previously referred to as block one lied directly on this easement meaning there was two options. One of these options was to divert the drainage route, but from the contractors' calculations this would be too great of a cost for the scheme to still be viable. Therefore, it was agreed that we would remove one of the units allowing 6 units between two blocks of 3 units. This would allow the drainage route a sufficient easement whilst still providing the largest number of units for the site.

The result of this change was that a large amount of green space is left in the position of the previous units and drainage easement. Two possible solutions were explored for the use of this space. The first of these being to have extended front and rear gardens for the unit at the north end of the site. The issue with this solution was that the Tennent would be left with large areas of greenery to upkeep, therefore this area would most likely end up untidy, which would be visible from the street and be a possible eyesore. Therefore, the solution we decided worked best was to designate the area as public open space which would be managed and maintained by the client as described on the next page.

How the permission is to be varied

The variation of the conditions is so the consented drawings refer to the updated site plan shown above and all of the other relevant updated planning drawings.

This includes changing all references in the planning notice of:

PL.003C PROPOSED SITE PLAN with PL.003H Proposed Site Plan

PL.004 PROPOSED MATERIALS with PL.004A Proposed Materials

PL.005A PROPOSED UNIT PLANS-2B4P BLOCK 3 with PL.005B Proposed Unit Plans - 2B4P-Block 2

PL.006A PROPOSED UNIT PLANS- 3B5P BLOCKS 1 & 2 with PL.006B Proposed Unit Plans - 3B5P - Block 1

PL.007A PROPOSED ELEVATIONS-2B4P BLOCK 3 with PL.007B Proposed Elevations - 2B4P - Block 2

PL.008A PROPOSED ELEVATIONS- 3B5P BLOCKS 1 & 2 with Proposed Elevations - 3B5P- Block 1

PL.009A PROPOSED BOUNDARY TREATMENTS with PL.009D Proposed Boundary Treatments

Palgrave Avenue – Public Open Space Management and Maintenance Plan

The Guinness Partnership will be responsible for the maintenance of the open space post practical completion with maintenance provided by their local Mobile Estates team, who provide this service across their existing homes within Great Manchester. This may require the setting up of a specific management company, which thereafter may become responsible for future maintenance. (The Management Company)

Aftercare Method Statement

Grassed Areas

Maintain all grass areas, free of litter and excessive weed. Grassed areas must be cut using the cut and mulch approach unless a cut and collect process agreement is in place. All grassed areas to be cut at 15mm or lower unless prior approval is obtained with standard 18 site visits a year.

Maintenance of all public areas will be passed onto the management company grass maintenance of grassed areas shall include mowing, watering as necessary to saturate soil below, trimming edges to paving and planted areas at every cut, removing all debris & stones over 30mm in size, prior to mowing, weeding by cultivating, forking hoeing & raking & re-seeding any portions considered necessary & removing from site all debris & stones created by the operations.

Pavements to be swept clean of any grass cuttings. Strimming where necessary will be carried out with a strimmer fitted with a protective guard to prevent damage. Grass to be cut fortnightly throughout growing season to height between 25-30mm & remove clippings to tip (April to October) Any areas of grass where bulbs are planted must not be mown until leaves turn yellow or show signs of die-back. Spike and scarify periodically to promote free drainage and remove moss and thatch. In drought conditions the following modifications to specified mowing operations shall be implemented: Cutting heights shall be raised to 45mm, mowing shall only continue so long as grass growth continues to reach maximum advisable height. 4 visits a year (3 summer, 1 winter).

Weeds

4 annual weed removal programs to be run where required, including but not limited to spraying, strimming, and removal by hand.