# Planning Tracker

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| **Project Name:** | Cross Lane, Gorton | | |
| **Job No:** | 3809 | **Local Authority:** | **Manchester City Council** |
| **Client:** | Southway Housing Trust | **Date of grant of Permission:** | 20/09/2023 |
| **Contractor:** | R&M Property Group | **Planning Permission Reference:** | 136203/FO/2023 |
| | | **Tracker Last Issued:** | 31/07/2024 |

**►► See relevant approval notices and refer to these documents for precise wording of the conditions ◄◄**

| Action Required | No Action Required | Discharged |
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| Pre-Occupation | | |

| **Condition No 1: Commencement** | | **Date** | **Action** |
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| 1.1 | The development must be begun not later than the expiration of three years beginning with the date of this permission. | | |
| 1.2 | Manchester City Council gives notice that the following detail(s) referred to in Part 1 are refused in accordance with the information set out below. | 25.07.24 | |

| **Condition No 2: Drawing Numbers** | | **Date** | **Action** |
|---|---|---|---|
| 2.1 | The development hereby approved shall be carried out in accordance with the following drawings and documents:<br><br>100- Site Location Plan- received 25th May 2023<br>102 Rev B- Site Clearance Plan- received 25th May 2023<br>105 Rev J- Proposed Site Plan - received 14th July 2023<br>107 Rev C- Proposed Boundary Treatment- received 14th July 2023<br>115 Rev A- Proposed Floor Plan and Elevations 1 bed 2 person cottage flat- received 25th May 2023<br>120 - Proposed Floorplans and Elevations 2 bed 3 person house- received 25th May 2023<br>Affordable Housing Statement-received 8th February 2023<br>Design and Access Statement- received 8th February 2023 | | |

| **Condition No 3: Materials** | | **Date** | **Action** |
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| 3.1 | Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter. | | **RM** |
| 3.2 | File submitted:<br><br>3809_3810_BTP_Cross Lane & Varey Street Materials Tracker 18.04.24 | 18.04.24 | **BTP** |

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| 3.3 | The following materials as submitted and shown on the materials tracker received 3rd of May 2024 are considered acceptable and condition 3 can be discharged in full.<br><br>External Main Facing Materials Bricks<br>- Manchester Bricks Main facing brick: Salford Smooth Red (right hand smooth brick)<br>Feature brick:<br>- Calderwood Claret (left hand textured brick)<br>Roof<br>- Sandtoft Calderdale Edge Tile (Concrete)- Grey<br>Windows<br>- PVC RAL7016 - Grey<br>Fascia and Soffits<br>- Black Composite GRP<br>External Doors PVC Casement Window & Swing Door Profile:<br>- Anthracite grey grained foil external on smooth white base & smooth white internalGRP faced, external black finish with grey RAL7016 frame<br>Rainwater Goods<br>- Black PVC<br>Entrance Canopy<br>- Glass and Stainless-steel brackets<br>External Materials<br>- Car Parking Black Tarmac<br>- Access Path Concrete<br>- Fencing C/B Timber Fence | 25.07.24 | **MCC** |

| **Condition No 4: Construction Management Plan** | | **Date** | **Action** |
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| 4.1 | Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:<br><br>• Display of an emergency contact number;<br>• Details of wheel washing;<br>• Compound locations where relevant;<br>• Location, removal and recycling of waste;<br>• Routing strategy and swept path analysis;<br>• Parking of construction vehicles and staff;<br>• Sheeting over of construction vehicles.<br>• Parking of construction vehicles and staff;<br>• Dust suppression measures.<br><br>Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works. | | **RM** |
| 4.2 | File submitted:<br><br>Cross Lane and Varey St - Construction Environmental Management Plan | 18.04.24 | **BTP** |
| 4.3 | Insufficient information has been provided to enable discharge of condition 4 Construction Management. This condition is therefore refused for lack of | 25.07.24 | **MCC** |

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| | the following information: The applicant should be advised to make contact with the council's Highway Network Management teams by email highwaynetworkmanagement@manchester.gov.uk highwaylicences@manchester.gov.uk<br><br>to discuss the following:<br><br>• Pedestrian and traffic management plans are required to show:<br>• Effect on vehicular and pedestrian movement<br>• Are there any temporary road/footway closures or diversions, including Section 50, required to facilitate the development?<br>• Are works to the back of kerb or right on the kerb edge?<br>• Any requirements for licensing, hoarding / scaffolding, skips.<br>• Are new utility connections, i.e new electricity supply, required? if so, where will these be coming from | | |
| 4.4 | Files submitted:<br><br>- CPP Cross Lane Varey St DRAFT Rev 02<br>- Cross Lane and Varey St Construction Environmental Management Plan | 31.07.24 | **BTP** |

| **Condition No 5: Highways Works** | | **Date** | **Action** |
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| 5.1 | Before the commencement of above ground construction works, details of highways works to Cross Lane that are required as part of the implementation of the development, for the avoidance of doubt, including: Footway reinstatement on Cross Lane and installation of dropped kerbs for driveway access from Cross Lane shall be submitted to and approved in writing by the City Council as local planning authority.<br><br>The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter. | | **SCP** |
| 5.2 | Drawings submitted:<br><br>SCP-230871-S278-0000-001 - Rev A - S278 General Arrangement<br>SCP-230871-S278-0200-001 - Rev A - S278 Site Clearance<br>SCP-230871-S278-0700-001 - Rev A - S278 Surface Finishes and Kerbing<br>SCP-230871-S278-1200-001 - Rev A - S278 Signing and Lining<br>SCP-230871-S278-4000-001 - Rev A - S278 Standard Details | 18.04.24 | **BTP** |
| 5.3 | Condition 5 cannot be discharged for the following reason:<br><br>A Section 278 application for highways works has not yet been received. This should be undertaken through the Manchester City Council Highways Statutory Approvals team so that a process can be determined and taken forward.<br><br>The following link provides access:<br>https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_h ighways_-_section_278_agreement | 25.07.24 | **MCC** |

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| 5.4 | Files submitted:<br><br>SCP-230871-S278-0000-001 - Rev A - S278 General Arrangement<br>SCP-230871-S278-0200-001 - Rev A - S278 Site Clearance<br>SCP-230871-S278-0700-001 - Rev A - S278 Surface Finishes and Kerbing<br>SCP-230871-S278-1200-001 - Rev A - S278 Signing and Lining<br>SCP-230871-S278-4000-001 - Rev A - S278 Standard Details | 31.07.24 | **BTP** |

| **Condition No 6: Waste Storage and Collection** | | **Date** | **Action** |
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| 6.1 | a) Notwithstanding the details as shown on 'Drawing- Site Plan- 105 Rev J', stamped as received by the City Council as Local Planning Authority on 8th February 2023, before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.<br><br>New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.<br><br>b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. | | **BTP** |
| 6.2 | Drawing submitted:<br><br>CL-BTP-00-SP-DR-A-3809_208 - Waste Collection Plan | 18.04.24 | **BTP** |
| 6.3 | Waste Management can be discharged on the basis of the submitted Waste Collection Plan ref 208 received 3rd May 2024. The approved details shall be in place so long as the associated development is occupied. | 25.07.24 | **MCC** |

| **Condition No 7: Car Parking** | | **Date** | **Action** |
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| 7.1 | Before the occupation of the development, car parking areas shown on 'Drawing- Site Plan- 105 Rev J, as received by the City Council as Local Planning Authority on 14th July 2023, shall be surfaced and made available for use. The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter. | | |

| **Condition No 8: Drainage Works** | | **Date** | **Action** |
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| 8.1 | No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority. | | **SCP** |
| 8.2 | Drawing submitted:<br><br>SCP-230871-S106-0500-001 - Rev A - S106 Drainage Layout | 18.04.24 | **BTP** |

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| 8.3 | There has been insufficient information submitted to discharge condition 8 Drainage The information required is:<br><br>The applicant must present a consistent package to discharge the condition (including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross referenced for checks. This includes layout annotations and schedule printouts. The condition cannot therefore be discharged at this time | 25.07.24 | **MCC** |
| 8.4 | Files submitted:<br><br>- SCP-230871-S106-0500-001 - Rev D - S106 Drainage Layout (Cross Lane)<br>- SCP-230871-S106-0500-040 - Rev B - Flow Control Detail (Sheet 1)<br>- SCP-230871-S106-0500-041 - Rev B - Flow Control Details (Sheet 2)<br>- 230871 - Cross Lane - Rev B - OMM (Combined)<br>- 2024.07.26 - SW Calcs (Cross Lane) | 31.07.24 | **BTP** |

| **Condition No 9: Drainage Maintenance scheme** | | **Date** | **Action** |
|---|---|---|---|
| 9.1 | No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. | | |
| 9.2 | Files submitted<br><br>- 230871 - Cross Lane - Rev B - OMM (Combined) | 31.07.24 | **BTP** |

| **Condition No 10: Noise and overheating Mitigation** | | **Date** | **Action** |
|---|---|---|---|
| 10.1 | a) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Cross Lane shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.<br><br>The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.<br><br>Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary.<br><br>b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken | | |

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| | throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria. | | |
| 10.2 | File submitted:<br><br>Z57053 Cross Lane, Varey Street, Manchester NIA Report | 18.04.24 | **BTP** |
| 10.3 | Part a) of this condition can be discharged based upon the submitted documentation Construction, Demolition & Environmental Management Plan received on the 3rd of May 2024 | 25.07.5.24 | **MCC** |

| **Condition No 11: EV Charging** | | **Date** | **Action** |
|---|---|---|---|
| 11.1 | Prior to commencement of the development, a scheme for electric vehicle charging shall be submitted to and approved in writing by the City Council as local planning authority.<br><br>a) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation. | | |
| 11.2 | Drawing submitted:<br><br>CL-BTP-00-SP-DR-A-3809_209 - EV Charging Plan | 18.04.24 | **BTP** |
| 11.3 | Vehicle charging point can be considered fully discharged based upon the submitted vehicle charging point plan ref 209 submitted 3rd of May 2024. The approved scheme shall be implemented and maintained for use so long as the development is occupied. | 25.07.24 | **MCC** |

| **Condition No 12: Boundary Treatment** | | **Date** | **Action** |
|---|---|---|---|
| 12.1 | Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans 'Drawing- Proposed- Boundary Treatment, numbered 107 Rev C, stamped as received by the City Council as Local Planning Authority on 8 February 2023. The approved details shall be retained in accordance with the details and maintained in situ thereafter. | | |

| **Condition No 13: Hard and soft Landscaping** | | **Date** | **Action** |
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| 13.1 | Prior to occupation, details of a hard and soft landscaping scheme shall be submitted to and approved in writing by the City Council as local planning authority and once approved shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub | | |

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| | or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place. | | |

| **Condition No 14: Bicycle Storage** | | **Date** | **Action** |
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| 14.1 | Prior to first use, details of the specifications, elevations, siting and appearance of the secured cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter. | | |

| **Condition No 15: Biodiversity Enhancements** | | **Date** | **Action** |
|---|---|---|---|
| 15.1 | Before the occupation of the authorised dwellinghouses, a scheme to encourage biodiversity within the application site shall be submitted to and approve in writing by the City Council as local planning authority, including the provision measures to encourage habitats for native species and bird and, if appropriate, bat species. The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised properties and shall be maintained in situ thereafter. | | |

| **Condition No 16: Tree Works** | | **Date** | **Action** |
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| 16.1 | All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work". | | |

| **Condition No 17: Trees** | | **Date** | **Action** |
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| 17.1 | In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.<br><br>a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)<br>b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.<br>c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus | | |

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| | materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. | | |

| **Condition No 18: Site Clearance** | | **Date** | **Action** |
|---|---|---|---|
| 18.1 | No vegetation clearance shall take place during the optimum period for bird nesting (March- September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works. | | |

| **Condition No 19: Secure by Design** | | **Date** | **Action** |
|---|---|---|---|
| 19.1 | Prior to occupation, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details at all times thereafter.<br><br>The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation. | | |

| **Condition No 20: Affordable Housing** | | **Date** | **Action** |
|---|---|---|---|
| 20.1 | Upon first the occupation of the authorised houses, the development shall be fully implemented in accordance with the following document 'Supporting Information- Affordable Housing Statement', stamped as received by the City Council as Local Planning Authority on 8 Feb 2023, which confirms the provision of a total of 5 residential units for Social Rent in relation to the Cross Lane / Chapman Street, Roxburgh Street site.<br><br>The approved details shall be retained in accordance with the requirements of the statement at all times thereafter. | | |
| 20.2 | Clarification sought regarding wording of condition. | 01.11.23 | **BTP** |
| 20.3 | As long as it is implemented as per the Affordable Housing Statement, the typo in condition 20 to say social instead of affordable would not over ride it. | 01.11.23 | **BTP** |

| **Condition No 21: Permitted Development Rights** | | **Date** | **Action** |
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| 21.1 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, additional | | |

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| | fenestration, roof alterations, porches or outbuildings shall be erected other than those expressly authorised by this permission. | | |

| **Condition No 22: Use Class** | | **Date** | **Action** |
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| 22.1 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property. | | |

| **Condition No 23: Dwelling Use** | | **Date** | **Action** |
|---|---|---|---|
| 23.1 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the dwelling houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). | | |

| **Condition No 24: Equipment Noise Impact** | | **Date** | **Action** |
|---|---|---|---|
| 24.1 | a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.<br><br>a) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall | | |

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| | also undertake post completion testing to confirm that the noise criteria have been met. Any instances of nonconformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria. | | |

| **Condition No 25: Window obscurity** | | **Date** | **Action** |
|---|---|---|---|
| 25.1 | Before first occupation the windows in the first floor to the rear (southern) elevation shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity. | | |