

PAUL CARR DESIGN Ltd

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19.007 – Great Jones Street, Manchester

Consent ref 132856/FO/2022

Consent dated 23rd June 2022

Statement on conditions to support application to discharge.

Condition 1

The development will be started prior to 23rd June 2025

Condition 2

The development will be carried out in accordance to approved drawings and documentation.

Condition 3

External materials proposed to be as follows.

Roof coverings

Cembrit Jutland Fibre Cement Roof Slates

<https://www.jjroofingsupplies.co.uk/cembrit-jutland-fibre-cement-roof-slate>

Rainwater goods

Black upvc gutters and downpipes

White upvc soffits and fascias

<https://otpsupplies.co.uk/product-category/rainwater-gutter/>

Windows – upvc

Doors – upvc composite front doors, upvc rear patio doors

<http://www.newlifepanels.uk/>

Facing brickwork

Main body – Radcliffe red brick or Manchester common dual sided

<https://brickiesmanchester.co.uk/facing-bricks-49-c.asp>

Feature heads etc as above, or

<https://www.brickfab.com/product/prefabricated-arches>

Condition 4

Detailed proposals for the installation of appropriate gas membrane attached here, all as previously approved under consent ref 136412/FO/2023 for the other two dwellings in the overall scheme.

Condition 5

Detailed proposals for acoustically insulating the dwellings prepared by RS Acoustics attached here, all as previously approved under consent ref 13412/FO/2023 for the other two dwellings in the overall scheme.

Condition 6

Detailed construction management plan (CMP) attached here.

Condition 7

The development shall be carried out in accordance with the approved waste management strategy.

Condition 8

Environmental Standards Statement as below

The dwellings shall be constructed in accordance with the Building Regulations. This includes a “fabric first” approach to ensure acceptable levels of insulation within the walls, floors and roof of the superstructure.

The building regulations, with completion certification issued by the approved inspector, will ensure that all current regulations are met in terms of a residential development of this nature in connection with heating systems, water use, ventilation, mechanical and electrical installations.

The tight nature of the site and development of just two dwellings does not allow for the inclusion of alternative methods of renewable energy provision.

Condition 9

Space for bicycle parking as indicated on the approved layout P07 shall be provided as part of the development.

Condition 10

Dwellings shall be used as the consent as Class 3(c) dwelling houses.

Condition 11

No other openings shall be included other than those approved under the consent.

Condition 12

The development of two dwellings shall be delivered together with the further two houses now approved under consent ref 13412/FO/2023 (which superceded consent ref 125667/FO/2019 as referred to in this condition.

Condition 13

Surface water drainage as attached proposals by STLConsulting Ltd.

Any queries please just contact Paul Carr

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