BEAMISH PLANNING CONSULTANCY

Our ref. : AB2107/LPA010524

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

1st May 2024

Dear Sir/Madam,

**APPLICATION TO DISCHARGE REQUIREMENTS OF CONDITIONS 14 AND 20 IMPOSED UPON GRANTING OF PLANNING APPLICATION REF. 132835/FO/2022**
**TESCO STORES LTD., ALTRINCHAM ROAD, MANCHESTER, M23 9TJ**

On behalf of our client, Chicken Cabins Ltd., please find enclosed an application seeking to discharge the requirements of conditions 14 and 20 imposed upon the granting, on 31st May 2022, of planning application ref. 13/2835/FO/2022, relating to land at Tesco, Altrincham Road, Manchester, M23 9TJ.

This discharge of condition application, which is being submitted to Manchester City Council (the LPA) electronically by way of the Planning Portal website, comprises the following documentation ;

- Completed application forms.
- This covering letter prepared by Beamish Planning Consultancy.
- Decision notice, dated 31st May 2022, relating to planning application ref. 132835/FO/2022.
- Drainage Strategy (April 2024) prepared by Waterco Limited (condition 14).
- Drawing no. 1747-4/1 Rev. F – drainage details (sheet 1 of 2) prepared by Stevenson Calam Associates (condition 14).
- Drawing no. 1747-4/2 – drainage details (sheet 2 of 2) prepared by Stevenson Calam Associates (condition 14).
- Drawing no. 1747-4/3 Rev. D – external works (sheet 1 of 2) prepared by Stevenson Calam Associates (condition 14).
- Drawing no. 1747-4/4 – external works (sheet 2 of 2) prepared by Stevenson Calam Associates (condition 14).
- Construction & Environmental Management Plan (condition 20).
- Programme of Works (condition 20).

Payment of the statutory application fee of £145, plus the Planning Portal service charge fee of £70, has been made electronically when submitting this discharge application via the Planning Portal website.

Planning permission (application ref. 132835/FO/2022) was granted by the LPA in May 2022 for the following development at the application site ;

*'Erection of a single storey building to form mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, the creation of a new pedestrian and cycle footpath link into the site from Altrincham Road and associated landscaping within part of existing supermarket car park.'*

**ADDRESS -** **APARTMENT 231, RIVER CRESCENT, WATERSIDE WAY, NOTTINGHAM, NG2 4RE**
**PHONE -** **0115 9592840 or 0773 9020073**
**EMAIL -** adam@beamishplanningconsultancy.co.uk

The granting of that permission was subject to a number of restrictive conditions which require further information to be submitted to and approved by the LPA. These include condition 10 (ground contamination), Part A of which has already been discharged by way of the split decision issued by the LPA on 21st February 2024 in respect of discharge application ref. CDN/23/0076.

Additionally, conditions 8 (refuse storage), 12 (vehicle charging), 13 (pedestrian walkway), 18 (crime reduction) and 19 (landscaping) were successfully discharged by way of the LPA's approval (dated 15th January 2024) of discharge application ref. CDN/23/0153.

However, the information submitted as part of discharge application ref. CDN/23/0076, which was submitted to discharge the requirements of conditions 14 (drainage) and 20 (construction management), was deemed by the LPA to not be acceptable/sufficient, for the following reasons ;

*Condition no. 14 (drainage) - Insufficient information has been submitted to discharge the condition. To discharge the condition the following information is required:*

*a) A finalised drainage layout showing all components, outfalls, levels and connectivity.*
*b) Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.*
*c) Hydraulic calculation of the proposed drainage system to ensure the drainage network is hydraulically efficient. Please provide critical storms for the 1:2, 1:30 and 1:100+cc.*
*d) Cover/invert levels need to be included on the Drainage Plan.*

*Condition no. 20 (construction management) - The hours of operation contained within the submitted construction management plan do not comply with the City Council's policy on building works, as a result, this condition has not been discharged.*

Accordingly, this revised discharge applications seeks to discharge the requirements of conditions 14 and 20, i.e. the two as yet undischarged pre-commencement conditions imposed upon the granting of planning application ref. 132835/FO/2022, so that works can lawfully commence to implement the approved development.

Condition 14 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

*'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.'*

To discharge condition 14, please refer to the accompanying updated Drainage Strategy prepared by Waterco Limited, and also associated drawing nos. 1747-4/1 Rev. F, 174704/2, 1747-4/3 Rev. D and 1747-4/4 prepared by Stevenson Calam Associates, which provide the additional information sought by the LPA following its refusal of the earlier application which sought to discharge the requirements of the same condition.

Condition 20 imposed upon the granting of planning application ref. 132835/FO/2022 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) A construction programme including phasing of works;*

*b) 24 hour emergency contact number;*

*c) Expected number and type of vehicles accessing the site, including;*

- *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;*

*d) 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, including ;*

- *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;*

*e) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;*

*f) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;*

*g) Locations for storage of plant/waste/construction materials;*

*h) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;*

*i) Arrangements to receive abnormal loads or unusually large vehicles;*

*j) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;*

*k) Any necessary temporary traffic management measures;*

*l) Measures to protect vulnerable road users (cyclists and pedestrians);*

*m) Arrangements for temporary facilities for any bus stops or routes;*

*n) Method of preventing mud being carried onto the highway;*

*o) 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.'*

**ADDRESS -** **APARTMENT 231, RIVER CRESCENT, WATERSIDE WAY, NOTTINGHAM, NG2 4RE**
**PHONE -** **0115 9598240 or 0773 9020073**
**EMAIL -** adam@beamishplanningconsultancy.co.uk

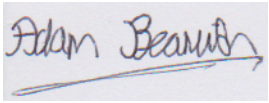
In order to discharge the requirements of condition 20, please refer to the accompanying Construction & Environmental Management Plan and Programme of Works.

In light of the LPA's refusal of the earlier application which sought to discharge the requirements of the same condition, the Construction & Environmental Management Plan has been amended so that the proposed site hours accord with the LPA's policy relating to building works, i.e. 07:30 to 18:00 on weekdays, 08:30 to 14:00 on Saturdays, and no noisy works to be undertaken at any other times.

Accordingly, we trust that the requirements of conditions 14 and 20 imposed upon the granting of planning permission ref. 132835/FO/2022 can now be discharged in an expedite manner.

We look forward to corresponding with the Case Officer to whom this discharge application is allocated in the near future, but in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,



Adam Beamish
BA (Hons), DIP TRP, MRTPI

**ADDRESS -** **APARTMENT 231, RIVER CRESCENT, WATERSIDE WAY, NOTTINGHAM, NG2 4RE**
**PHONE -** **0115 9598240 or 0773 9020073**
**EMAIL -** adam@beamishplanningconsultancy.co.uk