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|------------------|------------------------------------------------------|----------------------|
| To               | Head of Planning                                     | FAO: Michael Pearson |
| From             | Head of Compliance, Enforcement and Community Safety |                      |
| Contact Officer: | Laura Miller                                         | Our Ref: 801944      |
| Date:            | 12 April 2024                                        | Telephone: 31742     |

## **Consultation on Planning Application**

Application No: 139473/FO/2024

Description: Erection of 1.8m high fencing.

Location: 4 Turnpike Walk, Manchester, M11 3TH

I write in response to your memorandum of the 21 March 2024 regarding the above application and to inform you that I have considered the application and recommend that the following conditions are attached to any approval.

### **CONSTRUCTION HOURS**

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

### **CLAND\***

In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as

local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason – To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to [INSERT] of the Unitary Development Plan for the City of Manchester.

*\*Our records indicate that the proposal site is on or in the vicinity of an infilled pond/potentially contaminative historic land uses.*

Information for Developers guidance documents can be downloaded using the following link:

[http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/1962/additional\\_planning\\_guidance/3](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3)

Should you wish to discuss this matter further please contact Laura Miller.

Fiona Sharkey  
Head of Compliance, Enforcement and Community Safety