Condition 13 Drainage (Verification) & Condition 31 Car Park Layout

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Application Number:	135383/JO/2022 (subsequently amended by 137765/NMC/2023)
Proposal:	Variation of planning condition 2, 10 and 11 attached to planning permission referenced 125990/FO/2020 to make elevational alterations including alterations to window details, boundary treatment and street trees.
Location:	Land Off Oldham Road (A62), Holyoak Street And Droylsden Road, Manchester
Date of application:	3 November 2022
Condition:	**13 Drainage (Verification) & 31 Car Park Layout**
Document No.	**T8130OT0038P1**

Condition 13:

"13) Prior to the first occupation of each phase of the development, details of the implementation, maintenance and management of the sustainable drainage scheme relevant to that phase, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include:

- Verification reporting providing photographic evidence of constriction (relevant to that phase);

- Management and maintenance plan for the lifetime of the development which shall include the arrangements adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime (relevant to that phase).

- Timescale for implementation (relevant to that phase)

The management and maintenance plan for each phase of development shall be implemented in accordance with the timescales agreed and retained for as long as the relevant phase of development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012)."

Description of Evidence

Please refer to Section 2 'Verification' of the attached Management and Maintenance Strategy (074031-CUR-00-XX-T-C-00002 v03 Management and Maintenance Plan Full Report) which provides 'as built' drawings and photographic evidence that the drainage has been installed with the drainage requirements outlined and formerly approved in Condition 06.

Section 3 'Maintenance Recommendations' of the Management and Maintenance Strategy (074031-CUR-00-XX-T-C-00002 v03 Management and Maintenance Plan Full Report) also includes the arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime (relevant to that phase).

The Management and Maintenance Strategy attached was last updated on 20th May 2024, therefore demonstrating that the drainage was installed in accordance with the agreed timescales and prior to any resident occupation.

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Condition 31:

"31) Prior to the first occupation each phase of the development hereby approved the car parking layout relevant to that phase as indicated on drawing T8130 D 0 020 Rev I4 stamped as received by the City Council, as Local Planning Authority, on the 3 November 2022, shall be surfaced, demarcated and made available. The approved car parking layout relevant to each phase shall be implemented and thereafter retained and maintained.

Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012)."

Description of Evidence

Please refer to the attached images 20240520_083220 & 20240520_083229 which demonstrate that a surfaced, demarcated car park layout is made available prior to the occupation of dwellings to the west of Newton Street, Plots 1-11 & 26-29.

Please also refer to the attached images 'Courtyard area 1' & '20240325_153934' which demonstrate that a surfaced, demarcated car park layout is made available prior to the occupation of dwellings to the east of Newton Street, Plots 12-25 & 30&31, and 34-39.

Please note that plots 32 & 33 (referred to as the Cottage Apartments) are addressed in a separate Condition Discharge Application against Condition 16 in relation to consent reference 135380/JO/2022.

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Revision	Date	Initials	Details	Checked / date
P1	28/05/24	JTU	Issued for Discharge of Conditions 13 & 31	ADV / 28/05/24

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