

No.	Condition	Reason
1.	The development must be begun not later than the expiration of three years beginning with the date of this permission.	Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
Compliance	Control condition. Accepted. Construction commenced Nov 2011	
2.	No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.	To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies H2.2, E3.3 and E3.5 of the Unitary Development Plan for the City of Manchester.
Compliance	900mm high base in red brick (Preston Multi) and 900mm over finished in stainless steel mesh GKD Delta 16	
3.	The car parking indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park shall then be available at all times whilst the site is occupied.	To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies H2.2 and T2.6 of the Unitary Development Plan for the City of Manchester.
Compliance	Control condition. Accepted.	

4.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no garage shall be used for any purpose which would preclude its use for the parking of a motor vehicle and no development shall be undertaken that would preclude vehicular access to the garage.	The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety in order to comply with policies H2.2 of the Unitary Development Plan for the City of Manchester.
Compliance	Control condition. Accepted.	
No.	Condition	Reason
5.	No development that is hereby approved shall commence unless and until 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 constructed only using the approved materials unless otherwise agreed in writing by the City Council as local planning authority.	To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policy H2.2 and H2.7 of the Unitary Development Plan for the City of Manchester.
Compliance	Refer to summary and materials board forming part of this submission.	
6.	No development shall commence until 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. 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 secure by design accreditation.	To reduce the risk of crime pursuant to Policy E3.5 of the Unitary Development Plan of the City of Manchester and to reflect the guidance contained in Planning Policy Statement "Delivering Sustainable Development".
Compliance	In progress - to be confirmed separately.	

7.	The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the City Council as Local Planning Authority: 0905/01A, 02A,03A and 04A.	To ensure that the development is carried out in accordance with the approved plans. Pursuant to policy H2.2 and H2.5 of the Manchester Unitary Development Plan.
Compliance	Control condition. Accepted.	
8.	The wheels of contractors vehicles leaving the site shall be cleaned and the access roads leading to the site swept daily in accordance with a management scheme submitted to and approved in writing by the City Council as local planning authority prior to any works commencing on site.	In the interest of pedestrian and highway safety, as specified in policy H2.2 of the Unitary Development Plan for the City of Manchester.
Compliance	Hosing down facility will be provided at the site entrance / exit point on Copthorne Crescent	

9.	<p>A. Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).</p> <p>In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.</p> <p>The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>B. When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.</p> <p>In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.</p>	<p>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 H2.2 of the Unitary Development Plan for the City of Manchester.</p>
----	---	--

9A & B Compliance	REC Ltd have conducted Ground Investigations and Phase I and Phase II reports; ref 44236p1r1, that have been submitted to Building Control under cover of our letter 14th March 2012. Recommendations contained therein will be implemented. In addition, we confirm RECs' Remediation Strategy recommendation that due to the limited areas made ground be removed (with validation sampling).	
10.	No development shall take place until details of the improvements to the footpaths have been approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details.	To ensure the satisfactory development of the site pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester.
Compliance	Details to be confirmed under separate submission	
11.	The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least three star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. A post construction review certificate shall be submitted to and approved in writing by the City Council as local planning authority before any of the buildings hereby approved are first occupied.	In order to minimise the environmental impact of the development pursuant to policies E1.5 and E1.6 in the Unitary Development Plan for the City of Manchester, policies ER13 and DP3 of Regional Planning Guidance for the North West (RPG13) and the principles contained within The Guide to Development in Manchester 2 SPD and Planning Policy Statement 1.
Compliance	Project is designed to Level 3 of Code for Sustainable Design. Details to be confirmed under separate submission	

APPENDIX

Conditions 3 & 5 - Materials Summary

Item	Product	Sample
Roof	Firestone Flexlight (EPDM with integral solar panel)	
Brickwork type 1	Daas Baksteen Preston Multi from Taylor Maxwell	Yes
Brickwork type 2	Ibstock Staffordshire Blue Brindle from Taylor Maxwell	Yes
Coloured Panels	Marley Eternit Operal Range OP12 Lavender Blue Marley Eternit Operal Range OP16 Cevennes Green	Yes
Windows	Velfac System 200 Colour RAL 7030	Refer to
Perimeter fencing	900mm high base in Red brick (Preston Multi) and 900mm over finished in stainless steel mesh GKD Delta 16	Info sheet below



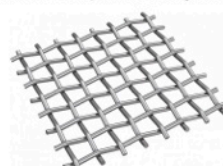
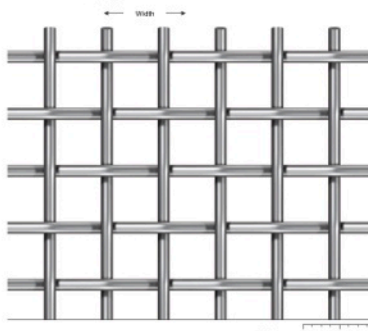
GKDMETAL FABRICS

Delta 16

Rigs

Material AISI Type 316 Stainless Steel
Open Area 64%
Weight 2.08 lb/sqft
Max. width 12'
Max. length 18'

> 8 ft in both directions must ship flat - contact GKD for larger size restrictions



North American Headquarters
GKD-USA Inc.
625 Chesapeake Drive
Cambridge MD 21613
T 800-453-6610
F 410-221-0542
E sales@gkdsusa.com
gkdsusa.com

System Components
Plats with flat eye
Plats with clevis
Frame

World Headquarters
GKD-Gebr. Kufferath AG
Metallwerkstraße 46
D-52349 Düren
Germany
++49 (0) 2421 903 0
www.gkd.de
gkd

Applications
Safety and Security
Partitions