



Julie Roscoe
Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

13th October 2023
9560.007

Gareth Piatt is dealing with this matter
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Dear Julie

Application for approval of details reserved by conditions pursuant to Full Planning Permission Reference 135348/FO/2022 at Eastlands Primary Substation, Manchester.

This application is submitted by The Environment Partnership (TEP) Ltd to discharge conditions 4 9a, 10, 11 and 13a associated with planning permission reference 135348/FO/2022 comprising:

Erection of a switch house building and transformer at the existing Eastlands Primary Substation.

Application to Discharge Conditions

The documents accompanying the application are listed in Table 1 below and are provided to discharge the conditions outlined below:

Condition 4

4) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt shall include as a minimum:

- Measures to control noise and vibration;*
- Dust suppression measures;*
- Compound locations where relevant;*
- Details of an emergency contact telephone number;*
- A community consultation plan;*
- Sheeting of construction vehicles; and*
- Considered construction.*

The development shall only be carried out in accordance with the approved management plan and remain in place for the duration of the construction.

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



Condition 9a

9) (a) Prior to the commencement of the development, an electromagnetic compatibility plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. This plan shall detail that there are no electromagnetic compatibility impacts predicted from the development in line with BSEN 50121 and BS EN 61000-6-4 (emissions) including pre development testing.

Reason - In the interest of safeguarding Network Rail infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Condition 10

10) Prior to the commencement of the development, full details of ground levels, earthworks and excavations to be carried out near to the railway boundary shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To protect the adjacent railway, pursuant to SP1, T1 and DM1 of the Core Strategy for Manchester (1995).

Condition 11

11) Prior to commencement of the development hereby approved, a scheme detailing procedures if the proposed plant were to fault and overheat and result in fire which could impact the railway infrastructure shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason - In the interest of safeguarding Network Rail infrastructure pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Condition 13a

13) a) Prior to first use of the development hereby approved, a scheme for the acoustic treatment of externally mounted plant, equipment and servicing shall be submitted for approval in writing by the City Council, as local planning authority. The scheme shall be designed to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. The approved scheme shall be implemented in full before first use commences.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26.1 of the Unitary Development Plan (1995).

Table 1 Submitted Documents

Document	Reference	Condition
Construction Management Plan	Eastlands CMP – 29.09.2023	4
EMF Survey	8682	9a
Piling Rig Spec, Bearing Pressures and Set Up Positions	Piling Rig Spec	10
Piling Mat Calculation Sheet	8295-01-CC0	10
Temporary Works Design Certificate	8295-01-CHK0	10
Working Platform – Piling Mat details	8295-01-P0	10
Pile Design Report	BM/23/5081	10
Procedures for Plant Failure	9560.008	11
Noise Impact Assessment	J004470-7177-RDC-02	13a

The fee of £116.00 (plus £64.00 Planning Portal service charge) has been paid to Manchester City Council via the Planning Portal.

If you have any questions or comments regarding the above please do not hesitate to contact me using the details provided at the head of this letter.

Yours sincerely



Gareth Piatt
Graduate Environmental Consultant
TEP