



Planning

Steven McCoombe
Telephone: 0161 234 4607
steven.mccoombe@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Jessica Ward
Bernard Taylor Partnership Ltd
Elizabeth House
486 Didsbury Road
Heaton Mersey
Stockport
SK4 3BS

Date: 29 January 2024

Dear Sir/Madam,

Pre-Commencement Conditions

Application number: 138437/FO/2023

Land Adjacent To The Footpath At The Terminus Of Kenyon Lane And Duncombe Drive, Manchester

In accordance with s100ZA of the Town & Country Planning Act 1990 (as amended), this letter gives notice of the requirement to place pre-commencement condition(s) on any permission arising from the above application.

The required condition(s), and the reason(s) for them are as follows:

Notwithstanding the details submitted, prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include:

- Measures to control noise and vibrations;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.
- Loading and unloading of plant and materials;
- Storage of plant and materials;
- Site hoarding; scaffolding and acoustic fencing.

The development shall only be carried out in accordance with the approved construction management plan.

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.

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

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.

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

A pre commencement condition is necessary in order to ensure appropriate measures are in place ahead of demolition/construction, in order to protect residential amenity, local air quality and the operation of the local highway.

Notwithstanding details submitted, prior to commencement of development (excluding demolition) a scheme for surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved detailed design, prior to the use of the building commencing.

In order to avoid/discharge the above drainage condition the following additional information has to be provided:

- A finalised drainage layout showing all components, outfalls, levels and connectivity, including connectivity to the public sewer and compliance with easements where applicable;

- Hydraulic calculation of the proposed drainage system consistent with the finalised drainage layout; including evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building;

- 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.

- Construction details of flow control and SuDS elements.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

A pre commencement condition is necessary to ensure satisfactory surface water drainage is incorporated into the development design from the outset, in order to protect local water quality and to protect from local surface water flooding.

No construction works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown

to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

A pre commencement condition necessary in order to ensure nesting birds are protected from construction works.

Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

A pre commencement condition necessary in order to ensure small mammals which may inhabit the site are protected from construction works.

The development hereby approved shall be implemented in accordance with the details contained within the approved Phase I Preliminary Risk Assessment prepared by Curtins (Ref: 077873-CUR-00-XX-RP-GE-019 - VO1) received by the City Council as Local Planning Authority on 10 May 2021 and received by the City Council as Local Planning Authority on 30 October 2023.

Notwithstanding these details and the details contained within the Phase 2, Geo Environmental Site Assessment, prepared by E3P (Ref: 16-717-R1-1), dated September 2023 an updated Phase 2 report outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of development. The development shall only be implemented in accordance with the agreed details.

Reason - Further investigation is required in the area of dense vegetation/woodland which currently runs through the centre of the site and as ground gas monitoring at the site has not been completed. 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 policies DM1 and EN18 of the Manchester Core Strategy.

A pre commencement condition is necessary in order ensure the ground is satisfactorily investigated and appropriately remediated ahead of development works, in order to protect public safety.

Please confirm your agreement to the above conditions within 10 working days. If we do not hear from you within this period, we will impose the conditions on any permission. Please note that this information is provided without prejudice to any final decision in relation to this application.

If you would like any further information about this letter, please contact Steven McCoombe using the above details. Please quote the above reference number on any further correspondence.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing