

Sue Wills
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted via Planning Portal only: PP-12574984

2nd November 2023

Dear Sue

Application to Discharge Conditions 3a, 11a, 15 and 17 of Planning Permission 135848/FO/2022

AshtonHale has been instructed by Britannia Victoria Limited to submit an application to discharge conditions 3a, 11a, 15 and 17 of permission 135848/FO/2022 which permits the erection of a residential development at the site of the Former Victoria Park Probation Centre.

Part a of Condition 3 states:

"3) a) Prior to the commencement of enabling works and notwithstanding the Construction Methodology and Management Strategy dated October 2022, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include (where necessary);

- o The routing of construction traffic;*
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;*
- o Details of the location and arrangements for contractor parking;*
- o The identification of the vehicular access points into the site;*
- o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*
- o Sheeting of construction vehicles;*
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;*
- o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site; and,*
- o Identify measures to reduce noise emissions;"*

In order to discharge this part of the condition, a Health and Safety Construction Phase Plan (ref: 25th October 2023) and Traffic Management Plan (ref: 30/10/2023) have been prepared by Woodall Contracting Ltd and submitted with this application.

Part a of Condition 11 states:

"Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Daisy Bank Road and Laindon Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary."

In order to discharge this condition, a Noise Insulation Scheme Report (ref: 22092-RP-1-R1) has been prepared by Jameson Acoustics and submitted with this application.

Condition 15 states:

"No development shall take place until a detailed scheme for surface water drainage works has been submitted to and approved in writing by the Local Planning Authority in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards. The approved surface water drainage scheme shall be implemented prior to occupation of the dwellings hereby approved, in accordance with those details that have been approved in writing by the Local Planning Authority."

In order to discharge this condition, a set of drainage plans and documents have been prepared by LK Group and Bell Munro Consulting and submitted with this application:

- Flood Risk Assessment and Outline Drainage Strategy (ref: FRA 22 1121)
- Hydraulic Calculations (ref: October 2023)
- SuDs Maintenance Plan (ref: October 2023)
- South Site Main Drainage Layout (ref: J7986 D01 Rev A)
- North Site Main Drainage Layout (ref: J7986 D02 Rev A)
- North Site Drainage Details Sheet 1 of 2 (ref: J7986 D04)
- North Site Drainage Details Sheet 2 of 2 (ref: J7986 D05)

Condition 17 states:

No development works shall take place (other than works to trees) until a programme of archaeological works has been implemented in accordance with a Written Scheme of Investigation (WSI) has been submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. *A phased programme and methodology of investigation and recording to include:*
 - archaeological evaluation trenching;

- pending the results of the above, a targeted open-area excavation. 2. A programme for post-investigation assessment to include:
- production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record.
- 4. Dissemination of the results of the archaeological investigations commensurate with their significance.
- 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

In order to discharge this condition, a Written Scheme of Investigation for archaeological evaluation (ref: September 2023 v1.0) has been prepared by Salford Archaeology and submitted with this application.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,



Neil Lucas

Director

07734 862 006

neil.lucas@ashtonhale.co.uk

AshtonHale Ltd