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21st December 2023

LF – 23/484
BY EMAIL

To whom it may concern,

CAR PARK TO THE REAR OF CHORLTON IRISH CLUB, CROSS ROAD, MANCHESTER
PLANNING APPLICATION REF. 132708/FO/2022 - DISCHARGE OF PLANNING CONDITIONS

I write on behalf of my client, J Greenwood (Builders) Ltd, to submit an application to discharge a number of pre-commencement conditions attached to permission ref. 132708/FO/2022.

I set out below a summary table of the conditions and a summary of the documents that have been submitted to the local authority for review. J Greenwood intend to commence development on site on behalf of Southway Housing Trust in the Spring of 2024.

Pre-Commencement Conditions	
Condition	Information submitted
<u>Condition 5 - Drainage Strategy</u> <i>No development shall take place until the full details of a surface water drainage scheme has been submitted to and approved in writing by the City Council as local planning authority.</i>	Please refer to the submitted information prepared by Sutcliffe Drainage: <ul style="list-style-type: none">31296-SUT-ZZ-XX-DR-C-6200-P06-Proposed Drainage Layout.31296 SW Calculation.31296-SUT-ZZ-XX-DR-C-6660-P04-Soakaway Details.31296 Chorlton Irish Club - Flood Risk Sutcliffe comments (this provides a response to the initial consultee comments we received during the application determination period).Copy of correspondence held between Sutcliffe and United Utilities.
<u>Condition 7 – Construction Management Plan</u>	Please refer to the submitted information prepared by Greenwood's:

<p><i>No development shall take place, including any demolition works, until a construction management plan or construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved plan/statement shall be adhered to throughout the demolition/construction period.</i></p>	<ul style="list-style-type: none"> • Construction Management Plan. • Construction Programme, dated 7th December • Site Logistics Plan • Swept Path Analysis
<p><u>Condition 19 – Local Labour Proposal</u></p> <p><i>Prior to the commencement of the development, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.</i></p> <p><i>In this condition a Local Labour Proposal means a document which includes:</i></p> <p><i>i) the measures proposed to recruit local people including apprenticeships</i></p> <p><i>ii) mechanisms for the implementation and delivery of the Local Labour Proposal</i></p> <p><i>iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives</i></p> <p><i>(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.</i></p>	<p>Please refer to the submitted documents prepared by Greenwood's:</p> <ul style="list-style-type: none"> • Local Labour Proposal • Cross Road - Social Value & ESP Plan (excel sheet)
<p><u>Condition 20 – Preliminary Risk Assessment</u></p> <p><i>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.</i></p> <p><i>The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination). 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</i></p>	<p>Please refer to the document prepared by Sutcliffe:</p> <ul style="list-style-type: none"> • 31296-SUT-ZZ-00-RP-G-7301_ Phase III Remediation & Validation Strategy Proposals. <p>This document follows on from the Phase II Ground Investigation Report prepared by Sutcliffe and submitted with the planning application (available to view on the Planning Portal).</p>

<p><i>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.</i></p> <p><i>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.</i></p>	
<p><u>24 – Affordable Housing Scheme</u></p> <p><i>Prior to the commencement of the development, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing by the City Council as local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF (or any future guidance that replaces it). The scheme shall include:</i></p> <p><i>i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum 20% of the dwelling houses;</i></p> <p><i>ii. the timing of the construction of the affordable housing;</i></p> <p><i>iii. a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and</i></p> <p><i>iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.</i></p> <p><i>The affordable housing scheme shall be implemented as part of the development and thereafter retained in perpetuity.</i></p>	<p>Please refer to the submitted 'Affordable Housing Statement' document prepared by Southway Housing Trust.</p>

a. Application Package

The following documents have been submitted in support of this application to discharge conditions:

- 31296-SUT-ZZ-XX-DR-C-6200-P06-Proposed Drainage Layout, prepared by Sutcliffe.
- 31296 SW Calculation, prepared by Sutcliffe.
- 31296-SUT-ZZ-XX-DR-C-6660-P04-Soakaway Details, prepared by Sutcliffe.
- 31296 Chorlton Irish Club - Flood Risk Sutcliffe comments (this document provides a response to the initial consultee comments we received during the application determination period).

- Copy of email correspondence held between Sutcliffe and United Utilities.
- Construction Management Plan, prepared by J Greenwood Builders.
- Construction Programme, dated 7th December, prepared by J Greenwood Builders.
- Site Logistics Plan, prepared by J Greenwood Builders.
- Swept Path Analysis, prepared by J Greenwood Builders.
- Local Labour Proposal, prepared by J Greenwood Builders.
- Social Value & ESP Plan (excel sheet), prepared by J Greenwood Builders.
- 31296-SUT-ZZ-00-RP-G-7301_ Phase III Remediation & Validation Strategy Proposals, prepared by Sutcliffe.
- Affordable Housing Statement, prepared by Southway Housing Trust.

b. Summary

We trust that the enclosed documentation is helpful in providing the information required to discharge the conditions attached to permission ref. 132708/FO/2022. Should you require any further information please don't hesitate to contact me via mobile phone or email.

Yours sincerely,

Lucy Furber
SENIOR PLANNER