



Planning

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Mr Hasnaat Saeed
1 Bank Street
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BB5 4HH

Date: 2 November 2023

Dear Sir/Madam,

Pre-Commencement Conditions

Application number: 137928/FO/2023

50 Amos Avenue, Manchester, M40 2RS

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:

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.

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

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 considered necessary to ensure working practices do not impact upon residential amenity, the operation of the adjoining highway and local air quality.

No development shall take place until surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards have been submitted to and approved in writing by the City Council as Local Planning Authority.

In order to discharge the above drainage condition, the following additional information should be provided:

- Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices.. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required;

- Surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events;

- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;

- 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;

- A blockage risk assessment is undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.;

- Hydraulic calculations to support the drainage proposal, including all parameters;

- Details of how the scheme shall be maintained and managed after completion.

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 considered necessary in order to ensure suitable drainage is incorporated into the development from the outset.

Notwithstanding the submitted Desktop report, 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).

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. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before 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.

Reason - 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 EN18, DM1 and SP1 of the Manchester Core Strategy.

A pre commencement condition is considered necessary in order to ensure the ground is appropriately investigated and remediated prior to above ground works taking place, in the interests of 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', written in a cursive style.

Julie Roscoe
Director of Planning, Building Control & Licensing