

Our ref. : AB2107/LPA060223

Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

6th February 2023

Dear Sir/Madam,

APPLICATION TO DISCHARGE REQUIREMENTS OF CONDITIONS 10, 14 AND 20 IMPOSED UPON GRANTING OF PLANNING APPLICATION REF. 132835/FO/2022

TESCO STORES LTD., ALTRINCHAM ROAD, MANCHESTER, M23 9TJ

On behalf of our client, Chicken Cabins Ltd., please find enclosed an application seeking to discharge the requirements of conditions 10, 14 and 20 imposed upon the granting, on 31st May 2023, of planning application ref. 13/2835/FO/2022, relating to land at Tesco, Altrincham Road, Manchester, M23 9TJ.

This discharge of condition application, which is being submitted to Manchester City Council (the LPA) electronically by way of the Planning Portal website, comprises the following documentation ;

- Completed application forms.
- This covering letter prepared by Beamish Planning Consultancy.
- Decision notice, dated 31st May 2022, relating to planning application ref. 132835/FO/2022.
- Site Investigation Report (report no. CCL03397.CN07) prepared by Crossfield Consulting (condition 10).
- Drainage Strategy (November 2022) prepared by Waterco Limited (condition 14).
- Drawing no. 1747-4/3 Rev. C – external works (sheet 1 of 2) prepared by Stevenson Calam Associates (condition 14).
- Drawing no. 1747-4/1 Rev. E – drainage details (sheet 2 of 2) prepared by Stevenson Calam Associates (condition 14).
- Construction Environmental, Site and Traffic Management Plan prepared by McFadden Building and Civil Engineering Ltd. (condition 20).
- Site Management Layout plan prepared by McFadden Building and Civil Engineering Ltd. (condition 20).
- Programme of Works prepared by McFadden Building and Civil Engineering Ltd. (condition 20).

Payment of the statutory application fee of £116, plus the Planning Portal service charge fee of £32.20, has been made electronically when submitting this discharge application via the Planning Portal website.

Planning permission (application ref. 132835/FO/2022) was granted by the LPA in May 2022 for the following development at the application site ;

'Erection of a single storey building to form mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, the creation of a new pedestrian and cycle footpath link into the site from Altrincham Road and associated landscaping within part of existing supermarket car park.'

The granting of that permission was subject to a number of restrictive conditions, and this discharge of condition application seeks to discharge all the pre-commencement conditions imposed upon the granting of planning permission to enable the development approved by way of that planning permission to commence.

Condition 10 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

'A) 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.

B) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.'

In order to discharge the requirements of condition 10, please refer to the accompanying Site Investigation Report prepared by Crossfield Consulting. This report does not identify any risks which should necessitate further investigation, nor any need for any remedial works, and accordingly part (a) of condition 10 can be discharged, with part (b) falling away.

Condition 14 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

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

To discharge condition 14, please refer to the accompanying Drainage Strategy prepared by Waterco Limited, and also associated drawing nos. 1747-4/3 Rev. C and 1747-4/1 Rev. E prepared by Stevenson Calam Associates.

Condition 20 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

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. The plan/statement shall provide for:

a) A construction programme including phasing of works;

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PHONE - 0115 9598240 or 0773 9020073
EMAIL - adam@beamishplanningconsultancy.co.uk

b) 24 hour emergency contact number;

c) Expected number and type of vehicles accessing the site, including;

- *Deliveries, waste, cranes, equipment, plant, works, visitors;*
- *Size of construction vehicles;*
- *The use of a consolidation operation or scheme for the delivery of materials and goods;*
- *Phasing of works;*

d) Means by which a reduction in the number of movements and parking on nearby streets can be achieved (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction, including ;

- *Programming;*
- *Waste management;*
- *Construction methodology;*
- *Shared deliveries;*
- *Car sharing;*
- *Travel planning;*
- *Local workforce;*
- *Parking facilities for staff and visitors;*
- *On-site facilities; A scheme to encourage the use of public transport and cycling;*

e) Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;

f) Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;

g) Locations for storage of plant/waste/construction materials;

h) Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;

i) Arrangements to receive abnormal loads or unusually large vehicles;

j) Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;

k) Any necessary temporary traffic management measures;

l) Measures to protect vulnerable road users (cyclists and pedestrians);

m) Arrangements for temporary facilities for any bus stops or routes;

n) Method of preventing mud being carried onto the highway;

o) Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

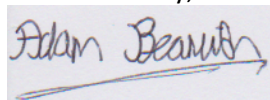
Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.'

In order to discharge the requirements of condition 20, please refer to the accompanying Construction Environmental, Site and Traffic Management Plan, Site Management Layout Plan and Programme of Works, all prepared by McFadden Building and Civil Engineering Ltd.

Accordingly, we trust that the requirements of conditions 10, 14 and 20 imposed upon the granting of planning permission ref. 132835/FO/2022 can now be discharged in an expedite manner.

We look forward to corresponding with the Case Officer to whom this discharge application is allocated in the near future, but in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,

A handwritten signature in blue ink that reads "Adam Beamish". The signature is written in a cursive style and is positioned above a horizontal line.

Adam Beamish
BA (Hons), DIP TRP, MRTPI