



75 Parsonage Road  
Heaton Moor  
Stockport  
Cheshire  
SK4 4JL

30.07.23

Manchester City Council  
Planning  
Manchester City Council  
PO Box 532  
Town Hall  
Manchester.  
M60 2LA.

Dear Sir/ Madam

**Re:** Land Opposite 83-87 Vine Street, Manchester, M18 8SR.

Outline planning approval ref 128864/OO/2020 approved 10 March 2023

Reserved Matters Planning Application no PP-12159172.

Following discussions with Sue Wills we are submitting a number of pre- commencement and prior to above ground works conditions as listed in the outline approval in tandem with the application for reserved matters.

We describe below each condition to be discharged, as worded in the outline approval, and below each one describe the information we are submitting to comply with the condition. The information is submitted in parallel with the reserved matters application and referenced by the condition numbers so they can be easily distinguished.

In addition we apply for condition 30 to be rephrased to accept an updated/ revised energy statement as the original one submitted for outline was based on the old building regulations L1 2013. The new statement will include the same as before including the carbon reduction figures aimed to achieve, and how the Council's energy targets will be met by the new 2021 Building Regulation.

Some of the documents will be submitted over the planning portal and others by post. We request the conditions are discharged during the 13 week period for the reserved matters decision, and welcome approvals of any other within an 8 week period.

**4. 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 construction programme including phasing of works;
- 24 hour emergency contact number; • Hours of operation;
- Expected number and type of vehicles accessing the site: o Deliveries, waste, cranes, equipment, plant, works, visitors; o Size of construction vehicles;
- o The use of a consolidation operation or scheme for the delivery of materials and goods;
- o Phasing of works;
- 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): 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;
- Routes for construction traffic, avoiding weight and size restrictions to reduce unsuitable traffic on residential roads;
- Locations for loading/unloading, waiting/holding areas and means of communication for delivery vehicles if space is unavailable within or near the site;
- Locations for storage of plant/waste/construction materials;
- Arrangements for the turning of vehicles, to be within the site unless completely unavoidable;
- Arrangements to receive abnormal loads or unusually large vehicles;
- Swept paths showing access for the largest vehicles regularly accessing the site and measures to ensure adequate space is available;
- Any necessary temporary traffic management measures;
- Measures to protect vulnerable road users (cyclists and pedestrians);
- Arrangements for temporary facilities for any bus stops or routes;
- Method of preventing mud being carried onto the highway;
- 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.

**See Construction Management Plan submitted by J Greenwood (Builders) Ltd May 2023 Rev A.**

**5. Prior to any above ground works**, samples and specifications of all materials to be used on all external elevations of the development 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.

**See Materials schedule submitted prepared by Michael Stewart Architecture Rev A 07.05.23.**

**7. Prior to commencement of development**, full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, dropped crossings, tactile paving and traffic calming measures) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be

completed prior to the proposed dwelling houses being occupied, and thereafter retained and maintained in situ.

**See** design details of site highways works prepared by Ridge and Partners LLP.

VSG-RDG-XX-XX-DR-C-0009 P02 External works layout.

VSG-RDG-XX-XX-DR-C-0010 P02 External works details.

VSG-RDG-XX-XX-DR-C-0011 P02 S278 General arrangement.

VSG-RDG-XX-XX-DR-C-0012 P01 S278. Proposed finished levels.

VSG-RDG-XX-XX-DR-C-0013 P01 S278. Site clearance layout.

VSG-RDG-XX-XX-DR-C-0014 P01 S278. External works layout.

**9. Prior to above ground works commencing**, finalised detailed designs for the provision of space for cycle storage shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed dwellings being occupied.

**See** Details of cycle stores submitted prepared by J Greenwood (Builders) Ltd dated 11.05.23. Location of cycle stores illustrated on Michael Stewart Architecture site layout drawing 23.01 PL03 D.

**15. Before the development hereby approved commences**, a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) in accordance with the potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site identified in the Desk Top report ref: AG3211-20-AL43 Issue 2 dated December 2020, shall be 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 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.

**See** REPORT E3P Phase II Geoenvironmental Site Assessment submitted, prepared by E3P.

Land off Vine Street, Gorton

Reference:14-944-R1-2

Date: January 2022 Version 2.

In addition see separate documents as reduced file sizes to enable submission via the Planning Portal:

Appendix III

Appendix IV

Appendix VI

Appendix VIII

Appendix IX

Appendix X.

**See** Remediation and Enabling Works Strategy submitted, prepared by E3P.

Land off Vine Street, Gorton

Reference:14-944-R2

Date: June 2023 Version 1.

Furthermore, a slope stability assessment is currently pending and the findings will be issued as an addendum to this report.

**19, No development shall take place** until culvert investigation has been undertaken in accordance with the proposal received via email from Paul Graveney (Sent: 05 February 2021 17:10; Subject: RE: call summary - 128864/OO/2020) including attachment 'Vine Street - Culvert Trial Trench.pdf'. This should include verification photos for evidence of investigation as-proposed. If the culvert is proven present, the precise route, condition,

capacity and connectivity of the culvert should be determined across the whole site. Results of the investigation shall be submitted to and approved in writing by the Local Planning Authority.

**See Technical Note by Ridge and Partners LLP.10<sup>th</sup> May 2023.**

**20. 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. The development shall be implemented in accordance with the approved details

**See Technical Note by Ridge and Partners LLP.10<sup>th</sup> May 2023.**

**22. Prior to commencement of development**, a survey to identify whether badgers are present on the site shall be submitted to, and approved in writing by, the City Council as local planning authority, together with any mitigation measures required. Any mitigation measures which are approved shall be implemented within a timeframe to be agreed with the City Council as local planning authority.

**See Update Badger Survey Report submitted prepared by Biora 24<sup>th</sup> May 2023.**

**SE09 20 0 4 G01 DH.**

**24. Prior to any above ground works** in connection with the development hereby approved, a scheme for delivering biodiversity enhancement at the site, shall be submitted to and approved in writing by the City Council as the local planning authority. The biodiversity enhancement measures approved, shall be implemented in accordance with the approved scheme, prior to the occupation of the dwelling houses.

**See Biodiversity enhancement plan submitted prepared by Biora drawing SE 0920-04 D02 GS Rev B.**

**25. If no ground works are commenced on site within 12 months** of the date of the permission hereby approved, a survey to identify whether bats are present on the site shall be submitted to, and approved in writing by, the City Council as local planning authority, together with mitigation measures prior to commencement of development. Any mitigation measures which are approved shall be implemented within a timeframe to be agreed with the City Council as local planning authority.

**See Preliminary Bat Roost Appraisal submitted prepared by Biora 24<sup>th</sup> May 2023.**

**SE09 20 0 4 G01 DH.**

**26. Prior to the any above ground works**, a hard and soft landscaping treatment scheme (including a replacement tree strategy), shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings within that phase are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective in that phase of development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within that phase of development.

**See Landscape design detailed soft plan, inc planting, tree enhancement prepared by Biora dated drawing SE 0920-04 D01 GS Rev B.**

**34. Prior to any above ground works**, the finalised details of the positions, heights, and type of boundary treatment ( including gates, and a suitable trespass proof fence adjacent to the boundary with the railway) , shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented in full before any property is first occupied and retained as such thereafter.

**See** Boundary plan 23.05 PL06B and boundary details 23.05 BDT01A and BDT02A submitted, prepared by Michael Stewart Architecture.

**37. Prior to the commencement of development**, a method statement and risk assessment in relation to works in proximity to the boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved method statement and risk assessment.

**See** Method statement and risk assessment works proximity to boundary with the railways submitted, prepared by ESS(CE) LTD Document reference: ESS/E0026/RAMS/001/Rev 1.

**41. Prior to the commencement of the development**, full details of proposed ground levels, earthworks and excavations to be carried out near to the northern boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

**See** drawings by Ridge and Partners LLP.

VSG-RDG-XX-XX-DR-C-0001 P05 Proposed site layout and levels.

VSG-RDG-XX-XX-DR-C-0002 P04 Cut and fill analysis drawing.

VSG-RDG-XX-XX-DR-C-0003 P04 Formation depths layout.

VSG-RDG-XX-XX-DR-C-0009 P02 External works layout.

VSG-RDG-XX-XX-DR-C-0010 P02 Typical external works details.

**42. Prior to any above ground works** details of appropriate vehicle safety protection measures along the boundary with the railway shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be implemented in accordance with the approved scheme.

**See** drawings by Ridge and Partners LLP showing safety bollards.

VSG-RDG-XX-XX-DR-C-0009 P02 External works layout.

VSG-RDG-XX-XX-DR-C-0010 P02 Typical external works details.

**30.** The development hereby approved shall be carried out in accordance with the Energy and Sustainability Statement dated 1st December 2020, as received by the City Council, as Local Planning Authority, on 11th December 2020. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Please rephrase this condition to incorporate the following new energy statement.

**See** Energy Statement Ref Z58150 Rev 1. By The Energy Council.

If you have any queries please do not hesitate to contact us.

Yours faithfully,

Mike Stewart. RIBA

cc Rod Hogarth. Kirkland Developments (Gorton) Ltd.