

Proposal: Erection of a pair of part two, part three storey, semi-detached dwellinghouses (Class C3) with associated garages, landscaping and boundary treatment

Vacant Land To The North/Rear Of 111-117 North Road, Manchester, M11 4NE

APPLICATION NUMBER 131356/FO/2021

Discharge of Conditions Supporting information

On behalf of

Brindle & Yam (Solicitors)

Ground Floor Hanover House

30 - 32 Charlotte Street Manchester

M1 4FD

Prepared by



VERSION 1 - MAY 2023

This application is to apply for the discharge of all pre-commencement conditions relating to the above application.

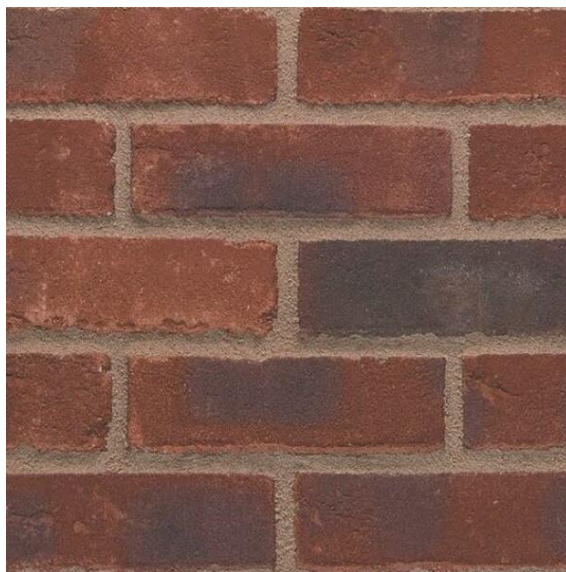
1) No Formal Discharge required.

2) No Formal Discharge required.

3) Before the commencement of above ground construction 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 approved details shall be implemented as part of the development and maintained in situ at all times thereafter.

Walls

Wienerberger Durham Claret Stock Facing Bricks



Roof

Tapco Synthetic Slate Tile - Pewter Grey



Windows

Flush Sash UPVC Windows



Dormers

Vieo standing seam zinc dormer



4) No Formal Discharge required

5) No Formal Discharge required

6) No Formal Discharge required

7) No Formal Discharge required

8) No Formal Discharge required

9) Notwithstanding the detail of drawings referenced: Proposed Site Plan Ref: 21061- A01 Rev J and the submitted waste management pro forma and before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the arrangements for the internal storage of waste, identification of waste and recycling bin collection points and confirmation of transition distances of bins from storage areas for Unit 1 and Unit 2 to collection points. The agreed details, comprising the waste and recycling management plan, shall be implemented in full upon first occupation of the development and maintained in situ thereafter.

Please refer to accompanying drawing '*condition 9 23-750-00-01 Proposed Site Plan*'

10) Prior to the commencement of the development hereby approved, 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:

- Display of an emergency contact number;

Signage will be placed on the perimeter of the building adjacent to the site entrance identifying the following:

Minimum PPE requirements of hard hat, hi-viz clothing and safety boots.

That all visitors and deliveries must report to the site office.

Contact number for the Site Manager and out of hours contact details also.

Warning signs of moving traffic.

Pedestrian route direction signs

Location of Site Office, First Aid and Muster points.

- Details of Wheel Washing;

The preferred position for the wheel wash is to the northwest corner of the site where a temporary access will be formed. A steel barrier will be positioned to ensure that only lorries use this wheel wash. The temporary stoning up of the ground will be constructed all the way down to this position, to the top of MOT level with geotextile as required. A pit will be constructed that will wash down all lorry wheels on leaving the site. This pit will be cleaned on a weekly basis. The wheel wash will be retained throughout the period of construction activity.

- Compound locations where relevant;

The Site cabin and compound will be installed in the rear garden of the properties to the South East of the site. This will allow the construction work to be undertaken without disruption. Directional signage will be provided to create a clear route from the site entrance to the cabin where all operative will need to sign in and out of site.

- Location, removal and recycling of waste;

Multiple skips will be provided to allow segregation of waste allowing a reduction in waste and greater recycling. The skips will also be contained at the South East of the site, in this location the skips will be less susceptible to any form of Anti-Social behaviour.

- [Parking of construction vehicles and staff; and](#)

There is no parking for operatives on site. Tools may be dropped off using the side road, and then stored in the secure storage area on site.

The majority of contractors have worked with the project team on similar schemes and will stay in local accommodation. Experience has shown that sharing vehicles or walking to the site has been favoured over using off-street parking.

Other construction vehicles will be stored on site until they are no longer required.

- [Sheeting over of construction vehicles.](#)

Included in the tender pack of information being issued to contractors and suppliers will be the requirement for all skips, materials and any plant to utilise automatic sheeting devices. This is generally common place for most vehicles but this will be a requirement of the supply chain.

11) No Formal Discharge required

12) To be submitted later prior to occupation

[13\) Before the first occupation of the development finalised details of the proposed cycle storage racks to Unit 1 and Unit 2, as shown on drawings referenced Proposed Site Plan Ref: 21061-A01 Rev J, shall be submitted to and approved in writing by the City Council as local planning authority. The specification of the cycle racks shall be secured by design standards and be installed before the occupation of Unit 1 and Unit 2 and maintained in situ at all times thereafter.](#)

The proposal is for the installation of Turvec Solutions Cobra Cycle rack. This meets all required accreditation.

[Secured by Design - New Space-Saving Cycle Racks](#)

[14\) a\) Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Clayton Street 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 approved noise insulation scheme shall be completed before any of the dwelling units are occupied.](#)

Please see attached '*AA0473 North Road, Manchester NIA Report Draft*'

[14 b\) Prior to first occupation of the residential units, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal](#)

noise criteria.

To be submitted later prior to occupation

15) Development shall not begin until a surface water drainage layout for the site, based on sustainable drainage principles in adherence with the drainage hierarchy, has been submitted to and approved in writing by the local planning authority. The development shall be constructed and completed in accordance with the approved details and details provided of how the scheme shall be maintained and managed after completion.

Please see accompanying SBS information

23282-0001 P01 - Drainage Strategy
23282-0002 P01 - Surface Water Drainage Calculations
23282-1001 P01 - Proposed Drainage GA
23282-1005 P01 - Typical Drainage Details 1
23282-1006 P01 - Typical Drainage Details 2

16) To be submitted later prior to occupation

17) No Formal Discharge required

18) 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.

Please see attached Groundtech documents GRO-23050-4311

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.

To submitted later prior to occupation

19) To be submitted prior to occupation

20) To be submitted prior to occupation

21) To be submitted prior to occupation

22) No Formal Discharge required

23) To be submitted prior to occupation

24) No Formal Discharge required

25) No Formal Discharge required

26) No Formal Discharge required

27) No Formal Discharge required