Westchurch Homes

23th June 2023

Sue Wills – Principal Planning Officer
Planning Department,
Manchester City Council,
PO Box 532,
Town Hall,
Manchester M60 2LA

Dear Sue,
RE: Planning Permission ref: 134775/FO/2022 – Louisa Street, Openshaw

Please find enclosed an application along with supporting information to discharge 4 No. planning conditions associated with the above planning consent:

Condition 3 – CEMP

The condition requires that prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority. A CEMP document is listed as an approved document on the planning Consent (Rev B). The specifics of the condition required 2No. additional requirements in relation to Noise mitigation and a dilapidation survey. The CEMP report has therefore been updated to include this info. as below.

- CONSTRUCTION ENVIRONMENTAL & WASTE MANAGEMENT PLAN – Version C

Please confirm compliance with this condition based upon the enclosed information.

Condition 19 – Archaeological Written Scheme of Investigation (WSI)

The condition requires that no development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of Archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority.

Our appointed consultants, Lanpro have been in contact with GMAAS and have agreed the document below.

- WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL EVALUATION – Report Ref: 4627 – June 2023

Please confirm compliance with the pre-commencement element of this condition. The survey work will be undertaken in line with this document once approved.

Condition 25 – Ecological RAMS

The condition requires that prior to vegetation clearance a reasonable avoidance measures method statement for hedgehogs, and badgers and covering the clearance and construction phases, 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.

In order to address the requirements of the condition, please see the following document produced by our ecologists, ERAP.

- REASONABLE AVOIDANCE MEASURES METHOD STATEMENT – ERAP Consultants

Please confirm compliance with this condition based upon the enclosed information.

Condition 37 – Bat Mitigation

The condition requires that the demolition element of Building B1 shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or

b) a statement in writing form the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license

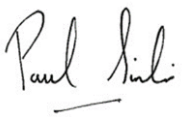
It has been confirmed to us that a license is required and the application has been submitted to & received by Natural England. See document as follows;

- Acknowledgement Email - RC038-8382A - Louisa Street, Openshaw

We expect the license by 4.7.23 which will be forwarded immediately and along with the above document will allow the LA to confirm compliance with this condition.

I trust that the supporting documents are sufficient to allow you to discharge the above conditions. Should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,



Paul Sinclair
Technical Director
For Westchurch Homes Ltd