

Jersey St Bridge Planning Conditions Tracker

Number	Planning Condition	Owner	Pre Commencement? Y/N	Comments
1	The development must be begun not later than the expiration of three years beginning with the date of this permission.	Contractor	Yes	Noted Site set up will be started on April 2023
2	The development thereby approved shall be carried out in accordance with the following drawings and documents: Jersey Street Site Location Plan (drawingref.2895-PLA-XX-XX-DR-L-0012Rev P01) Jersey Street Tree Removal and Retention Plan (drawing ref. 2895-PLA-XX-XX-DR-L-0009RevP02) Jersey Street Temporary Surface Finish (drawing ref. 2895-PLA-XX-XX-DR-L-0010RevP02) Jersey Street Indicative Final Surface Finish (drawingref.2895-PLA-XX-XX-DR-L-0011RevP02) Jersey Street Proposed Highway General Arrangement (drawingref.1826-01-CIV-XX-XX-D-H-40010RevP01) Jersey Street Proposed Highway Cross Sections (drawingref.1826-01-CIV-XX-XX-D-H-42002RevP01) Jersey Street Proposed Highway Long section (drawingref.1826-01-CIV-XX-XX-D-H-42001RevP01) Jersey Street Proposed Highway Level Plans (drawingref.1826-01-CIV-XX-XX-D-H-40011RevP01) Jersey Street Proposed Highway Level Comparison (drawingref.1826-01-CIV-XX-XX-D-H-40012RevP01) Jersey Street Proposed Highway Drainage Strategy (drawingref.1826-01-CIV-XX-XX-D-H-40013RevP01) Planning Statement prepared by Deloitte; Tree Survey and Constraints Report prepared by Amenity Tree Care; Bat Roost Survey Report prepared by Amenity Tree Care; Extended Phase One Habitat Survey (Preliminary Ecological Appraisal)prepared by Amenity Tree Care; Jersey Street Bridge Removal Transport Statement prepared by Civic Engineers; Phase 1 Geoenvironmental Site Assessment prepared by E3P; Letter from Greater Manchester Archaeological Advisory Service dated 30/03/22; Jersey Street Canal Bridge Heritage Statement prepared by KM Heritage; Framework Construction Management Plan prepared by Faithful+Gould; Jersey Street Bridge Deconstruction Methodology Report prepared by Civic Engineers, and Jersey Street Bridge Drainage Statement prepared by Civic Engineers The above documents were stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022 Bat merngence report prepared by Amenity Tree stamped as received by the City Council, as Local Planning Authority, on the 13 May 2022	Contractor	No	
3	Prior to the commencement of the development, details of a surface water drainage layout for the site, based on sustainable drainage principles shall be submitted for approval in writing by the City Council, as Local Planning Authority and shall include the following information: - Evidence that the rain gardens have been sized appropriately to ensure efficient lifetime functionality and no/limited flooding to the highway. - Construction details of flow control and SuDS elements. - Details of how the scheme shall be maintained and managed after completion and confirmation on who will be responsible for maintaining the SuDS systems. The development shall be carried out in accordance with the approved information and shall be installed prior to the first use of the development and thereafter retained and maintained.	Contractor	Yes	The following documents are submitted in order to close out planning condition 3 for the Jersey Street bridge demolition application: 1826-01-CIV-XX-XX-D-C-30001 Drainage Strategy Ancoats Green (Final) 2561-CIV-XX-XX-D-H-40104_P04 Proposed Drainage Layout (Temporary) 2561-CIV-XX-XX-D-H-42001_P01 Drainage Details Sheet 1 2561-CIV-XX-XX-D-H-42002_P01 Drainage Details Sheet 2 2561 - Jersey Street Bridge - SuDS Maintenance The Jersey Street Bridge demolition works will be undertaken in two key stages. The first stage will include the bridge demolition and general re-grading of the site to suit the proposed finished ground levels and adjacent plot boundaries. This stage also includes preparation of the footways, carriageways and raingardens to accept a temporary surfacing. This then allows for construction traffic to serve adjacent development sites in the future and avoid damage to permanent works and finishes. The highway will remain closed until such time that a suitable surfacing has been applied and the highway is safe for the public to access. Phase 2 will commence following or close to completion of adjacent developments and includes the final paving materials, planting and street trees. In response to the individual points within the condition: Evidence that the rain gardens have been sized appropriately to ensure efficient lifetime functionality and no/limited flooding to the highway. The purpose of the raingarden is to provide a direct replacement for existing road gullies such that there is a benefit to the surface water run-off in treating the flows and allowing contaminants, heavy metals, hydrocarbons to be filtered out of the surface water allowing these to be absorbed by planting and broken down naturally. The raingardens, detail on drawing 2561-CIV-XX-XX-D-H-42001_P01 Drainage Details Sheet 1 include a permeable sub-base, Type 3 no fines within an impermeable membrane and perforated carrier drain. The storage provided is 0.12m³ per square meter which is equivalent to the storage provided within a typical (450mm diameter) trapped gully pot. In addition the raingarden sits lower than the surrounding hardstanding which allows for "depression storage" on the surface of the raingarden. In the event of saturated soils within the raingarden this depression storage still allows for positive run off from the footway and carriageway. Ponding is encouraged to occur within the raingarden rather than on a footway or carriageway. Construction details of flow control and SuDS elements There are no flow control devices proposed as the natural slowing down of the surface water flows comes through the infiltration of water through the layers of the raingarden. Other construction details are provided on the attached drawings 2561-CIV-XX-XX-D-H-42001_P01 Drainage Details Sheet 1, 2561-CIV-XX-XX-D-H-42002_P01 Drainage Details Sheet 2 including raingarden details on drawing 1826-01-CIV-XX-XX-D-C-DE-01002- Rain Garden Details (Final) Details of how the scheme shall be maintained and managed after completion and confirmation on who will be responsible for maintaining the SuDS systems The raingardens will form part of the highway drainage system and therefore will be maintainable by MCC Highways. The attached maintenance strategy 2561 - Jersey Street Bridge - SuDS Maintenance will be available as part of the completed O&M file upon completion of the works. Implementation of the works The contractor, design team and Manchester City Council as client team will ensure the installation is in accordance with the approved drawings and specifications. Any variations required to the installation due to unidentified obstructions / constraints during construction will be agreed with the client to ensure there is no adverse effect on the operation of the surface water system.

Contains sensitive information

4	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 for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following: 1. A phased programme and methodology of investigation and recording to include: - historic building investigation commensurate with a Level 1 survey; - pending the results of the above, a watching brief during demolition; - a targeted archaeological watching brief during landscaping works. 2. A programme for post-investigation assessment to include: - Production of a final report on the results of the investigations and their significance. 3. Deposition of the final report with the Greater Manchester Historic Environment Record. 4. Dissemination of the results of the archaeological investigations commensurate with their significance. 5. Provision for archive deposition of the report and records of the site investigation. 6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.	Contractor	Yes	Investigation for a Historic Building Survey report has been prepared and attached to this by University of Salford The historic building investigation on-site work will take one day for the initial level 1 survey. The duration of the watching brief will be dependent on the main contractor's works but will be capped at ten days. A draft report will be submitted to the Client for comment within eight weeks of completion of the fieldwork. The project archive will be entirely digital, and will be deposited with OASIS within six months of completion of the fieldwork.
5	No vegetation clearance or demolition shall take place during the optimum period for bird nesting (March-September inclusive) unless nesting birds have been shown to be absent by a suitably qualified ecologist, or, a method statement for the demolition and vegetation clearance works including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition and vegetation clearance works.	Contractor	Yes	We do not envisage any nesting issues as the only tree has been removed on December 2022. A method statement will be in place prior to the removal of any vegetation to ensure all risks has been reviewed.

6	Prior to the commencement of the development, a detailed construction management plan outlining working practices during construction shall be submitted for approval in writing by the City Council, as local planning authority, which for the avoidance of doubt should include; - o Display of an emergency contact number; - o Details of Wheel Washing; - o Compound locations where relevant; - o Consultation with local residents and businesses including ensuring that operations of existing businesses remain unaffected by construction activities; - o Measures to minimise the impact on the Rochdale Canal include spillages, seepage, dust and debris; - o Location, removal and recycling of waste; - o Routing strategy and swept path analysis; - o Parking of construction vehicles and staff; and - o Sheeting over of construction vehicles. Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbors and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The development shall be carried out in accordance with the approved construction management plan.	Contractor	Yes	The required information will be included within our Construction Phase Plan.
7	Notwithstanding the Phase I Geo Environmental Site Assessment for Jersey Street Prepared by E3P for Civic Engineers, Report Ref:15-798-R1-1 Date Issued: March 2022 stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022, 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, ground water 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 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. b) When the development 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, ground water contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development 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.	Contractor	Yes	The following documents are submitted in order to close out planning condition 7 for the Jersey Street bridge demolition application: 2561-CIV-XX-XX-D-H-40102_P03 Proposed site levels 2561-CIV-XX-XX-D-H-40103_P02 Proposed Levels comparison 15-798-R1- Ancoats Green - Phase II GSA - January 2023 – E3P Phase 2 Geotechnical Investigation The Jersey Street Bridge demolition works will be undertaken in two key stages. The first stage will include the bridge demolition and general re-grading of the site to suit the proposed finished ground levels and adjacent plot boundaries. This stage also includes preparation of the footways, carriageways and raingardens to accept a temporary surfacing. This then allows for construction traffic to serve adjacent development sites in the future and avoid damage to permanent works and finishes. The highway will remain closed until such time that a suitable surfacing has been applied and the highway is safe for the public to access. Stage 2 will commence following or close to completion of adjacent developments and includes the final paving materials, planting and street trees. The proposed development will not change the current use of the site such that there is an existing highway at present and the proposed development also includes a highway of similar layout albeit at a lower level due to the removal of the former Prussia canal arm from the Rochdale Canal. In response to the individual points within condition 7: 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). A phase 2 ground investigation and preliminary risk assessment was completed in December 2022 and included trial pits, highway core samples and an initial suite of laboratory testing including contamination. The phase 2 ground investigation has identified contamination in a number of locations including exceedances in heavy metals, PAH's and TPH fractions with made ground. This included the infilled Prussia Canal arm that passes under the Jersey Street bridge. It is recommended that any material to be disposed off-site should undergo assessment using Technical Guidance WM3: Waste Classification – Guidance on the classification and assessment of waste Further recommendations within the Phase 2 ground investigation report associated with the Jersey Street bridge include: 1. Further site investigation (trial /slit trenching) of the infilled canal In relation to the further slit trenching, there is a reasonable appreciation from the trial pits undertaken such that the made ground infill of the former canal arm contains: "Reworked topsoil overlying interlayered gravely sands and reworked gravely clay". It was noted by E3P that the backfill material was poorly compacted. For the purposes of the Jersey Street Bridge demolition works and reinstatement of carriageway the assumption that the CBR value 2% within the location of the infilled canal section and therefore a suitable pavement foundation reinforcement is required either with capping material or a geogrid solution.

				Therefore, it is not deemed necessary for further trial pitting to inform the Jersey Street works. Any material excavated from the infilled canal will be removed in accordance with the "Technical Guidance WM3: Waste Classification – Guidance on the classification and assessment of waste" 2. Further groundwater sampling to form a detailed controlled waters risk assessment The main risk of controlled water contamination is highlighted as the potential pathways of groundwater entering the poorly compacted made ground within the former canal arm and migrating towards the Rochdale Canal and the associated contamination risks. Controls during construction will be such that no increase to the risk of contamination is introduced and this can be managed on site with the introduction of temporary bunds to capture existing contaminants that may become disturbed during demolition and pavement construction. The proposed pavement construction will be formed from the natural bearing strata of the subsoil and a capping layer will form the foundation of the pavement. This will add a compacted and less permeable medium for potential contaminants to pass through in the final constructed scheme. The risk of dermal contact with existing contaminants is also deemed as "low risk" with the proposals to include new carriageway and footways effectively sealing the surface of the ground. In locations where soft landscaping or raingardens will be located the details include proposals for an impermeable membrane intended as a root barrier and water containment but also seals pathways of contaminants from the natural ground to the surface.
8	If, during the grouting operation, contamination or conditions not previously identified as part of the agreed documents within conditions 2 and are found to be present at the site (or in the monitored vicinity) then no further operations shall be carried out until a strategy which details how this unsuspected circumstance shall be dealt with has been submitted for approval in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented and then verified as required by part (b) of condition 8.	Contractor	No	
9	All tree work should be carried out by a competent contractor in accordance with British Standard BS3998 "Recommendations for Tree Work", in order to discharge planning requirements 9 and 10.	Contractor	No	
10	In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on drawing 2895-PLA-XX-XX-DR-L-0009REV02 stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction) (b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority. (c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.	Contractor	No	
11	Prior to the first use of the development hereby approved, a biodiversity and tree mitigation plan shall be submitted for approval in writing by the City Council, as Local Planning Authority. The plan shall include the location, species and size of any tree replacements and location and number of other measures including bird and bat boxes. The approved details shall be implemented within 6 months of the first use of the development and thereafter retained and maintained in situ.	Contractor	No	
12	Prior to the first use of the development hereby approved, a scheme of highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following: - Traffic calming in the form of road narrowing/raised tables to Jersey Street. If the road is to be maintained as two-way operation, then it is likely that formal vehicle priority arrangements will be needed where the road is narrowed; - Installation of street trees; - width of footways to Jersey Street (minimum of 2 metres); - Traffic Regulation Order to form double yellow lines The approved scheme shall be implemented and be in place prior to the first use of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.	Contractor	No	
13	Notwithstanding drawings 2895-PLA-XX-XX-DR-L-0010 Rev P02 and drawing ref.2895-PLA-XX-XX-DR-L-0011 Rev P02 stamped as received by the City Council, as Local Planning Authority on the 1 April 2022, prior to the commencement of the development details of any temporary surface and treatment arrangements for the carriageway and footways and timescales for retention shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and maintained for the duration of the temporary period.	Contractor	Yes	There will be two options, temporary finishes by increasing the binder or doing the final finishes. Either option needs to be revisited once the developments going ahead.

14	(a) Notwithstanding drawing ref.2895-PLA-XX-XX-DR-L-0011 Rev P02 stamped as received by the City Council, as Local Planning Authority, on the 1 April 2022, prior to the first use of the development hereby approved a programme for the issues of the final permanent treatment, specification and materials for the carriageway and footways improvements shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include timescale for the submission of samples and specifications of all materials to be used as part of the development including highway works, tree planting specification and landscaping. (b) All samples and specifications shall be submitted for approval in writing in accordance with the programme agreed under part (a) of this planning condition. The approved materials shall then be implemented as part of the development in accordance with agreed timescales and thereafter retained and maintained in situ.	Contractor	No	
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