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10 January 2023

Grimshaw Lane Manchester – re planning consent ref 129444/FO/2021

S73 application to vary the wording of planning conditions 2, 6, 10, 16a, 18, 24, 25 & 33 in connection with the proposed phasing of the construction of the consented scheme.

NB Additional wording is coloured blue.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:
Drawings
PL-1005 Rev G, PL-1003 Rev O, PL-1004 Rev F and PL-1218A stamped as received by the City Council, as Local Planning Authority, on the ?? January 2023
20-93-05H stamped as received by the City Council, as Local Planning Authority, on the 25 August 2021
PL1081C, PL1083A, PL1084B, PL1085B, PL1101C, PL1103A, PL1104B, PL1105B, PL1111C, PL1113A, PL1114A, PL1115B, PL1122C -A1, PL1123A, PL1124C and PL1125C D stamped as received by the City Council, as Local Planning Authority, on the 13 August 2021
PL1202, PL1203, PL1011B, PL1012A, PL1013, PL1051B, PL1052A, PL1071C, PL1073, PL1075A, PL1201, PL1205, PL1206, PL1207 and PL1053 stamped as received by the City Council, as Local Planning Authority, on the 17 February 2021
PL1014A, PL1054A and PL1074B stamped as received by the City Council, as Local Planning Authority, on the 7 June 2021
Drawings PL1250, PL1251A, PL1254A, PL1255A related to the proposed phasing, received by the City Council on 14 November 2022 and ?? January 2023
and swept path drawings 205229-AT-N01 RevD and 205229-AT-N02 RevD received by the City Council on ?? January 2023

Supporting information
- Design and Access statement
- Geo Env Assessment by Curtins, ref 070588-CUR-00-XX-RP-GE-001, dated 03/02/20
- Plot 2 Ground Investigation Report by Wyg Environment, dated May 2014
- Plot 3 Ground Investigation Report by Wyg Environment, dated January 2014
- Demolition Method Statement by Kings Heath Demolition, dated 06/11/20
- Notice of Consent for Demolition by Manchester City Council, ref DM/20/00398 dated 19/11/20
- Flood Risk Assessment & Drainage Strategy by PTA ref. 9762-PTA-XX-XX-RP-C-9071 Rev03 dated 12/02/21
(Parts 1 to 4)
- Ecology Assessment by TEP, ref 8035.01.002 v2, dated 12/02/21

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- BNG calculations by TEP, ref 8035_01_001 v2, dated 12/02/21
- Soft Landscape proposals by BEA Landscape drawing ref 20-93-05C
- Soft Landscape proposals Phase 1 by BEA Landscape drawing ref 20-93-07
- Soft Landscape proposals Phase 2 by BEA Landscape drawing ref 20-93-10
- Tree Survey Report By BEA Landscape RevA ref 2093/EH/TR001A dated 06/02/21
- Tree survey plan by BEA Landscape ref 20-93-01C
- Tree Constraints Plan 20-93-02B
- Tree retention plan by BEA Landscape ref 20-93-03C
- Tree retention plan Phase 1 by BEA Landscape ref 20-93-08
- Tree retention plan Phase 2 by BEA Landscape ref 20-93-11
- Tree protection plan by BEA Landscape ref 20-93-04A
- Tree protection plan Phase 1 by BEA Landscape ref 20-93-09
- Tree protection plan Phase 2 by BEA Landscape ref 20-93-12
- Arboricultural Impact Assessment by BEA Landscape RevA ref 2093/EH/AIA001A dated 11/02/21
- Arboricultural Method Statement by BEA Landscape RevA ref 2093/EH/1MS001A dated 11/02/21
- Acoustic Assessment by Hoare Lea, rev 02, dated 04/02/21
- Transport Statement by Vectos ref. R01-ES, dated 12.02.21
- Travel Plan by Vectos, ref R02-ES, dated 12.02.21
- - Passive Design Analysis by Hive, ref R.002 RevB
- Archaeology Statement By BSA Heritage, ref BSA 203-2a , dated 08/02/21
- BREEAM Pre-Assessment 2018 by ESC, RevD dated February 2021

The above documents were stamped as received by the City Council, as Local Planning Authority, on the 17 February 2021

TEP's attached email of 20/08/21

Waste management collection, Waste management plan and waste management proforma stamped as received by the City Council, as Local Planning Authority, on the 8 March 2021

Junction modelling results stamped as received by the City Council, as Local Planning Authority, on the 13 July 2021

Response to TfGM comments stamped as received by the City Council, as Local Planning Authority, on the 13 August 2021

Phase 1 Geo-Environmental Site Assessment - Grimshaw Lane Plots 1&2, Manchester. Prepared by TRC Companies Ltd on the behalf of Canmoor (Manchester) Limited. Report Ref: 423207.0000.0000. Issue Dare; April 2021 and Phase II Geo-Environmental Site Assessment - Grimshaw Lane Plots 1&2, Manchester. Prepared by TRC Companies Ltd on the behalf of Canmoor (Manchester) Limited. Report Ref: 423207.0000.0001. Issue Date: April 2021 stamped as received by the City Council, as Local Planning Authority, on the 22 April 2021

Air Quality Assessment by Hoare Lea, ref. 10/11979 Rev02 stamped as received by the City Council, as Local Planning Authority, on the 27 July 2021

Energy Strategy by Hive, ref 20006.R.001 RevD stamped as received by the City

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Council, as Local Planning Authority, on the 28 June 2021
Crime Impact Statement prepared by The Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 5 May 2021
Note from Hoare Lea and Response to flood risk comments stamped as received by the City Council, as Local Planning Authority, on the 30 April 2021
Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

6) Notwithstanding the Flood Risk and drainage strategy prepared by PTA stamped as received by the City Council, as Local Planning Authority, 1 June 2021, and the Drainage Strategy (Parts 1 & 2) from PTA, related to the proposed phasing, received by the City Council on 14 November 2022
(a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:
- It is suggested within the FRA that permeable paving is potentially feasible if not discharging via infiltration. Permeable paving or other non-infiltrating SuDS features should be maximised wherever possible, to assist in storm water attenuation and to provide betterment to the water quality.
- The existing run-off rates should not include an additional 40% allowance for climate change, this offsets the 50% betterment. It is not permisable for any area of the site draining freely into the public combined sewer, even if this is as existing. Therefore, the proposed discharge rates should be recalculated.
- Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates, as the site is located within Conurbation Core Critical Drainage Area;
- Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. There will be no free flowing of surface water from the site into Grimshaw Lane, all surface water flows should be controlled on site.
- Details of the build-up of the proposed mound located within the South Eastern

corner of the site should be submitted and an assessment of the overland flows should be produced, run-off from this area of the site should be prevented from entering the surrounding developments and highways.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- A justification on why bypass separators have been used on site and not full retention separators, as this site is considered to have a high contamination risk.
- Hydraulic calculation of the proposed drainage system;
- Construction details of flow control and SuDS elements.
(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.
Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

10) The boundary treatment shall be implemented in accordance with drawing PL-1005 Rev G stamped as received by the City Council, as Local Planning Authority, on ?? January 2023 and drawing PL1254A, related to the proposed phasing, received by the City Council on ?? January 2023

The approved details shall be implemented as part of the development and be in place prior to the first occupation of development.
The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.
Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) (a) The buildings hereby approved, as indicated on drawings PL-1003 Rev O and PL-1004 Rev F stamped as received by the City Council, as Local Planning Authority, on the ?? January 2023 and drawing PL1251A, related to the proposed phasing, received by the City Council on ?? January 2023, shall be acoustically insulated in accordance with the Noise Impact report prepared by Hoare Lea (Rev 2) stamped as received by the City Council, as Local Planning Authority 17 February 2021 and note from Hoare Lea stamped as received by the City Council, as Local Planning Authority, on 30 April 2021.
The approved scheme shall be implemented prior to the first use of the buildings hereby approved.
(b)Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances

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of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be
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agreed until such a time as the development complies with part (a) of this planning condition.
Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.
Reason: To ensure that there is no unacceptable noise outbreak from the development pursuant to policies SP1, H1 andDM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

18) Prior to the first use of the development hereby approved, details of the opening and delivery hours for each building hereby approved, as indicated on drawings PL-1003 Rev O and PL-1004 Rev F stamped as received by the City Council, as Local Planning Authority, on the ?? January 2023, and drawings PL1251A & PL1255A, related to the proposed phasing, received by the City Council on ?? January 2023
shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved opening and delivery hours for each building shall thereafter be implemented and maintained for as long as the buildings remain in use.
Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

24) Prior to the first occupation of the development hereby approved the car parking layout as indicated on drawings PL-1003 Rev O and PL-1004 Rev F stamped as received by the City Council, as Local Planning Authority, on the ?? January 2023, and drawings PL1251A & PL1255A, related to the proposed phasing, received by the City Council on ?? January 2023 shall be surfaced, demarcated and made available. The approved car parking layout shall be implemented and thereafter retained and maintained.
Reason - To ensure sufficient car parking is available for the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

25) Prior to the first occupation of the development hereby approved, details of 86 cycle spaces (42 spaces in Phase 1 and 44 spaces in Phase 2) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of the location and specification of stands including provision of locker and wash facilities.
Prior to the first use of the development, the cycle spaces shall be implemented and made available for as long as the development remains in use.
Reason - To ensure there is sufficient cycles provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

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33) In this condition "retained tree" means an existing tree, shrub or hedge which is to be retained within the Tree Survey Report By BEA Landscape RevA ref 2093/EH/TR001A dated 06/02/21, Tree survey plan by BEA Landscape ref 20-93- 01C,Tree Constraints Plan 20-93-02B,
Tree retention plan by BEA Landscape ref 20-93-03C and Tree retention & removal plan Phase 1, ref 20-93-08, & Tree retention and removal plan Phase 2, ref 20-93-11, received by the City Council on 14 November 2022, Tree protection plan by BEA Landscape ref 20-93-04A and Tree protection plan Phase 1, ref 20-93-09, & Tree protection plan Phase 2, ref 20-93-12, received by the City Council on 14 November 2022,
Arboricultural Impact Assessment by BEA Landscape RevA ref 2093/EH/AIA001A dated 11/02/21, Arboricultural Method Statement by BEA Landscape RevA ref 2093/EH/1MS001A dated 11/02/21 stamped as received by the City Council, as Local Planning Authority, on the17 February 2021,
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 on to 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.
Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

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