

Our Ref: 04C201473
Your Ref: PP-11769346

15 December 2022

Rob Griffin
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Rob

Yew Tree Lane, Northern Moor: Discharge of Conditions Application on Planning Permission Reference:

On behalf of our client, Liberty Care Development Ltd, please find enclosed an application to formally discharge requirements of conditions 3, 4a, 5, and 10 pursuant to planning permission 134207/FO/2022 relating to Yew Tree Lane, Northern Moor.

Full planning permission (134207/FO/2022) was granted on 13th October 2022 for the following development:

"Erection of a part two, part three storey 59 bed care home facility including basement, access, landscaping and associated infrastructure following demolition of existing building"

The relevant planning condition per the decision notice is copied below in full, with explanatory text to explain what has been submitted to satisfy the condition.

Condition 3

Conditions 3 states:

"Prior to the commencement of development (which includes any demolition work) a Demolition and Construction Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The Demolition and Construction Management Plan shall include:

- Confirmation of construction and demolition working hours for the site; Measures to control noise and vibration;*
- Dust suppression measures and measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;*
- Compound locations where relevant;*

- *Details of an emergency contact telephone number to be displayed in a publicly accessible location;*
- *A community consultation plan;*
- *The routing of construction traffic;*
- *Detail the vehicular activity associated with the construction including appropriate swept-path assessment;*
- *Details of the location and arrangements for contractor parking;*
- *The identification of the vehicular access points into the site;*
- *A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.*

The development shall be carried out in accordance with the agreed measures contained within the Demolition and Construction Management Plan."

In order to discharge Condition 3 please find enclosed Demolition and Construction Management Plan prepared by LNC Property Developments Limited.

Condition 4a

Condition 4a states:

"In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (b) and (c) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

a) Prior to the commencement of development, which shall include for the purposes of this condition any demolition or site clearance works, details of tree protection measures of the trees to be retained on the site together with a method statement for any works in the vicinity of any retained tree as identified within the approved Arboricultural Report and supporting plans shall be submitted to and approved in writing by the City Council as local planning authority. The approved tree protection measures shall be subsequently installed 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."

In order to discharge Condition 4a please find enclosed Arboricultural Method Statement prepared by ACS Consulting.

Condition 5

Condition 5 states:

"Prior to the commencement of development (excluding demolition, site clearance works and site investigation works) 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."

In order to discharge Condition 5 the following documents are enclosed prepared by Earth Environmental and Geotechnical:

- Geoenvironmental Investigation; and,
- Remediation Strategy.

Condition 10

Condition 10 states:

"Prior to construction works proceeding above damp course level, details of the biodiversity enhancement measures to be incorporated into the development as recommended within paragraph 5.5 of the approved Extended Phase 1 Habitat Survey and Daytime bat survey shall be submitted to and agreed in writing by the City Council as local planning authority. The agreed details shall be subsequently incorporated into the development within a timescale previous agreed in writing by the City Council. For the avoidance of doubt the enhancement measures should include:

- *Soft landscaping to include the provision of native and non-native flowering perennial species,*
- *Bird boxes and bat boxes to be erected/incorporated onto the new building,*
- *Native trees and/or fruit trees."*

In order to discharge Condition 10 please find enclosed Planting Plan prepared by TPM Landscape.



I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in the meantime, please do not hesitate to contact me

Yours sincerely

A handwritten signature in black ink that reads 'Rhian Smith'. The signature is written in a cursive style with a large, stylized 'R' and 'S'.

Rhian Smith
Associate Director
+44 07805 085 439
rhian.smith@avisonyoung.com
For and on behalf of Avison Young (UK) Limited