

Application to discharge condition no 7 (waste plan), 9 (construction management), 10 (boundary treatment), 11 (roller shutter), 13 (mechanical equipment) and 14 (bat and bird boxes) attached to planning permission ref: 129963/FO/2021 | 721 Stockport Road Manchester M19 3AG

Address: 721 Stockport Road, Manchester M19 3AG

Ward(s): Levenshulme Ward

Applicant: Mr Amir Sohail 721 Stockport Road, Manchester, M19 3AG

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Section 1: Conditions for Discharge

1.1. Condition 7: Waste Plan

“Notwithstanding the detail of drawings ref: Waste Proposed floor plan Ref: A1330(02) 002 Rev H and before the first occupation of the development, details shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of level access to the respective bin enclosures to secure the satisfactory removal and return of segregated waste bins. The approved details shall be fully implemented in full, including previously specified bin capacities, upon first occupation of the development and maintained in situ at all times thereafter”.

1.2. Condition 9: Construction Management Plan

“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:

- i. Display of an emergency contact number;
- ii. Details of Wheel Washing;
- iii. Compound locations where relevant;
- iv. Location, removal and recycling of waste;
- v. Routing strategy and swept path analysis;
- vi. Parking of construction vehicles and staff; and
- vii. Sheeting over of construction vehicles.”

1.3. Condition 10: Boundary Treatment

“Notwithstanding the detail of drawings referenced: Proposed Site Plan & 3D View Ref: A1330(02)001 Rev H; Proposed floor plan Ref: A1330(02) 002 Rev H and Proposed elevations Ref: A1330(02) 003 Rev H, details of the proposed eastern and southern boundary treatment, including gates, to the proposed yard area shall be submitted to and approve in writing by the City Council as local planning authority. The approved details shall be fully implemented before the first occupation of the development and maintained in situ at all times thereafter.”

1.4. Condition 11: Shutters

“Notwithstanding the detail of drawings referenced: Proposed Site Plan & 3D View Ref: A1330(02)001 Rev H; Proposed floor plan Ref: A1330(02) 002 Rev H and Proposed elevations Ref: A1330(02) 003 Rev H and before the first occupation of the ground floor Class E units, details of the formation and specification of internal mounted roller shutters and housing boxes to be incorporated into the new shopfront, including details of perforation and colour treatment shall be submitted to and approved in writing by the City Council as local planning authority. The approved details shall be

implemented upon first occupation of the Class E units and maintained in situ at all times thereafter”.

1.5. Condition 13: Ancillary Equipment

Before its installation, any externally mounted ancillary equipment required in support of the development, shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment. The equipment shall be installed within a timescale agreed with City Council as local planning authority and maintained in accordance with approved details at all times thereafter.

1.6. Condition 14: Bat and Bird Boxes

Before the occupation of any part of the development, the arrangements for the provision of bat and bird boxes shall be submitted to and approved in writing by the City Council as local planning authority. The agreed measures shall be implemented prior to the first occupation of the development and maintained in situ at all times thereafter.

Section 2: Discharge Notes

2.1. Discharge notes for Condition 7

The waste to be produced from the site from different activities during construction and after its completion will be recycled. Waste will be placed in separate bins and segregated into general waste, recyclable waste, paper and food waste. However, efforts will be made to focus and analyse wastes produced in order to reduce, recycle, and then reuse it by following the guidelines provided by the Environmental Protection act 1990, Part2, the Hazardous Waste Regulations 2005 and the Waste Regulations 2011. Domestic bin provisions are as below.

Waste Type	Capacity Required (litres)	Number of bins Required per household	Confirm what is to be provided
General Refuse	240	1 * wheeled bin	1 * 240 litres
Pulpable Recycling	240	1 * wheeled bin	1 * 240 litres
Mixed Recycling	240	1 * wheeled bin	1 * 240 litres
Garden Waste	0 (No garden)	n/a	n/a
Food Waste	23	2 * 23 litre caddy	2* 23 litres caddy

"Duty of Care" is to be implemented on everybody involved in waste generation, according to Section 34(1) of the Environmental Protection Act of 1990. Responsibilities are planned to be assigned to different stakeholders regarding waste collection, waste storage and disposal. Elements of waste management strategy include:

- Each user is provided with separate bins to allow them to segregate waste into general, waste, recyclable waste, paper and food waste.
- Waste will be taken and stored in the main bin store area.
- Refuse will remain in the enclosed bin store until the day of collection.
- Refuse vehicle to be parked on Stockport road, within 5 m of the kerbside.
- Levelled access will be provided to bin enclosures

The path between the bin storage area and the nearest vehicular access would be free of steps or kerbs, will have a solid foundation, will have a smooth continuous finish, will have levelled access and sufficient width for the waste bins. Refer to attached drawing "129963_Waste_Plan"

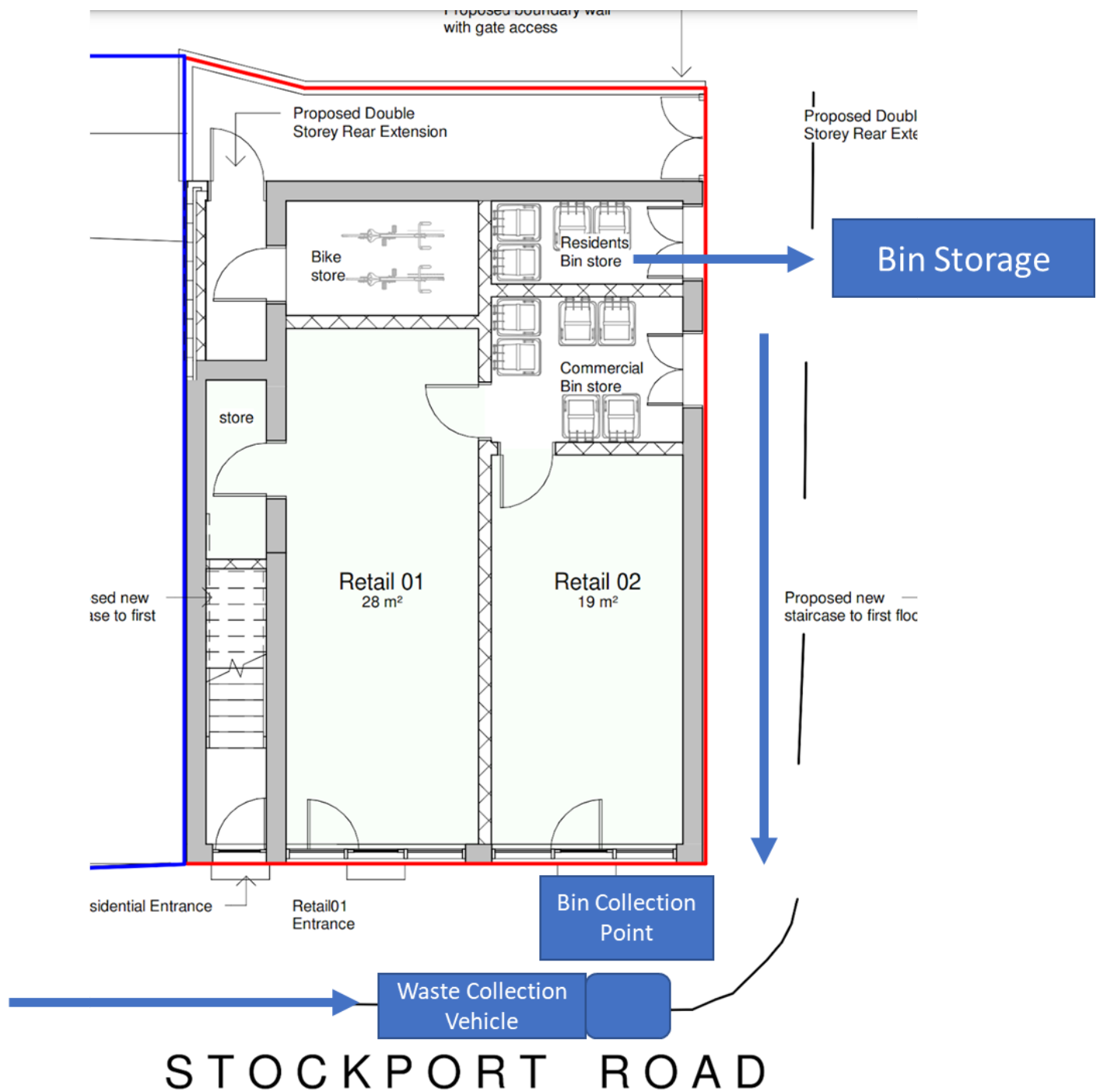


Fig: Bin collection route

2.2. Discharge notes for Condition 9 - Construction Management Plan

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2.2.1. Purpose

The purpose of the Construction Management Plan (CMP) is to address all the construction activities of the project that influence the wider environment of 721 Stockport Road, Manchester M19 3AG, both on-and off-site.

2.2.2. Construction Activities

The project is estimated to be completed in 2 months with scope of works including:

- i. The construction of a first-floor in-fill extension, which raised the roof height and created a pitched roof with a dormer extension on the back.
- ii. The main roof would have a ridge 8.2 metres above ground level, following the ridge line of the building at Property No. 719, and form a sloping elevation. Additionally, the proposed roof would match the eaves of the neighbor's property. Forming a rear flat roof dormer expansion that would be 770 mm from the roof edge and 683 mm from the eaves from the shared boundary. It would be located below the main ridge line and have a projection of 4.2 metres. Roof tiles that match the main roof would be hung vertically to create the exterior elevation. A window for the bedroom would be included in the southern elevation. A single first-floor window leading to a bathroom would be present on the east elevation.

The southern elevation mainly consists of:

- Ground floor entrances leading to separate bin stores for the unit and the corresponding retail / commercial usage.
- Three windows on the first floor are horizontally aligned (one in the kitchen and two in the bedrooms).
- A bathroom is visible through a single window on the second story (roof area). Additional livable windows will be added on the Stockport Road elevation's first story.

Two distinct Class E retail units with internal access are used as commercial bin stores. Residents can access a bike storage facility via a small backyard with gates built into the side wall that lead to Jean Street.

1st Level: Living room, kitchen, dining area, two bedrooms, bathroom, and hallway are all on the first level.

2nd Level: Home office and bedroom with en suite on the second level.

2.2.3. Noise, Construction Working Hours, Logistics & Temporary Traffic Arrangement

There should be no source of vibration for the works. On site noise will be controlled by the site rules limiting the use of radios and other equipment, limiting the use of concrete saws and limiting the use of other loud plant and equipment. Any noise producing equipment would never be operated outside normal working hours.

Construction activities shall be limited to between 8am-6pm Monday to Friday and 9am-2pm

Saturday only (no working on Sundays or Bank Holidays). Excessive noise/vibration will be limited to the hours between 9am-4.30pm Monday to Friday and 9am-2pm Saturday only (no working on Sundays or Bank Holidays). Quieter activities which are carried out inside buildings such as electrical works, plumbing and plastering may take place outside agreed working times so long as they do not result in significant disturbance to neighbouring occupiers.

The location of the material storage areas would be within the premises of the existing building and within rear yard, while visitors and construction operatives parking are to be parked in a designated existing parking areas nearby to the site as the surrounding areas remains busy due to running main road. Given the small nature of construction, it is not anticipated that operative parking will significantly impact local parking arrangements. All construction vehicles would be sheeted when removing waste and debris from the site

2.2.4. Temporary Traffic Arrangement

The Stockport Road located to the west side of the proposed building would serve as the main connecting roadway to the site to deliver materials, or dispose waste to and from the site. Full time security arrangements will be monitored on the site by the owner himself for each working day to ensure clean, clear, and safe traffic and pedestrian routes. Their responsibility would also include to give access to the vehicles passing the site during material deliveries or vehicles commuting through the roadway during construction activities going on.

Visitors and the site operatives coming to and from the site would use existing designated parking spaces nearby the site before coming to the site. No parking would be allowed nearby the site as there is no adequate space, and it would also create a hassle to the neighbouring communities while commuting. Vehicle access behind the site will be only after or before working hours, i.e. before 7-00AM in the morning and after 6-00PM in the evening. However, given small scale construction work involved, no disruption to traffic flow on Stockport road is anticipated.

2.2.5. Logistics

During working hours, material deliveries will be handled through the main Stockport Road, and all items will be unloaded off the road in a secure storage area in the rear yard and within the existing premises. Traffic control will be handled by banksmen and signallers if required. During loading and unloading, macadam hard standing will be used on site. To control debris transfer to the roadway, all vehicles leaving the site are to be checked and, if required, washed with a wheel wash or jet wash if required. It is noted that access to the site is fully paved.

The owner representative will liaise with all contractors to ensure deliveries are timed to prevent vehicle build up around the site. It is also under the responsibility of the owner representative to co-ordinate with the delivery companies to ensure they have details of the easiest and least disruptive routes and time for delivery into the site. These will give time to the vehicle for the drop off and also ensure that the rush hours of the Stockport Road are avoided as much as is possible. Traffic routes into and out of site will be sent to all contractors so these can be issued to their respective delivery suppliers along with site contacts and holding areas off site details. Site signage will be prominent with contact details for site management and security, will be on site.

2.2.6. Construction Methods to be used

The proposed structure is mainly a brick masonry structure and thereby, construction skilled workforce is required from the ground level along with the installation of windows that gives the elevation of the building. Materials are to be brought into the site just-in-time matching the construction delivery schedule so that minimum storage requirement is needed and it can be immediately installed.

According to company processes, standards, and guidelines, all operations will be planned and authorized prior to actual implementation. It is the Construction Manager's responsibility to appoint a responsible person with valid skills and certifications to implement the work, and to record the appointment on the appropriate form. However, after completion of every activity it must be inspected and every check and inspections is to be recorded in the inspection checklist and records would be regularly updated.

2.2.7. Dust Emission Control

Measures will be taken to control emission of dust and dirt during demolition/construction; i.e use of dust sheet and water to dampen dust. Plaster dust will be controlled by a mixing area in interior of the building any of the floors with plaster and cement dust being limited with the mixing area away from the neighbouring properties. We are not

anticipating mud being an issue as most of the areas for deliveries is hard standing. Exercise of splashing water on the ground is to be done before all ground works, or delivery of materials so that dust emitted is minimum. The vehicle bucket should be covered by a covering sheet that can be put and removed during loading and unloading respectively. During construction, fully sheeted scaffolding is to be used to help cut down on any debris being blown or falling from the upper floors and fall on the debris netting. All construction vehicles would be sheeted when removing waste and debris from the site.

2.2.8. Impact reduction on Neighborhood

Planned work are to be shared with local neighbor, businesses and authorities surrounded through signages on site and keep them aware of the impact of changes and the construction progress. Owner will leaflet the local neighbours to explain the work being carried out on site and will keep the neighbours updated on the construction process, key milestones. The neighbours will be explained how they can report to the site manager or appropriate representative of the development, instances of unneighbourly behaviour from construction operatives. The statement shall also detail the steps that will be taken when unneighbourly behaviour has been reported. A log of all reported instances shall be kept on record and made available for inspection by the local a planning authority upon request. Welfare facility will be provided by client within existing retail unit (721 Stockport Road)

The site emergency contact name and telephone number will be posted at the main site entrance. Noise plays an important factor for disturbance and irritation and thereby, heavy machinery work should not be carried out outside working hours and after midnight. The existing traffic are to be effectively managed with signage and hoardings and frequent speed breakers to control the vehicle speed and manage diversions if any. The project being of very small scale, no major impact is anticipated on the neighbourhood. The Health and Safety (H&S) is to be assigned to the responsible representative on site who will be responsible for minimum dust and noise emission.

2.3. Discharge notes for Condition 10

- **External Wall: - Tuscan Red Multi facing brickwork (Similar to one used on neighbouring 719 Stockport Road, as shown below)**



- Residential and Commercial Bin Store Gate - 19 point locking steel security gate. (sample specs as shown below¹)

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Available Sizes (mm)

995x2020

Door Handling

Left Hinged - Opening Outwards

CLEAR

Colour, Frame Extensions & Reductions

Security Upgrades & Cylinder Options

Glazing & Furniture

- Timber Fence Gate - Sample Specs as shown below².

¹

https://www.lathamssteeldoors.co.uk/doors-gs/budget-steel-door-1/?gclid=CjwKCAjwKmaBhBMEiwAyINuwOLmq5dhA6AV2n4QJ0-lu-Yf3AJrfiAT6N2P9G1m5ph4UUvatdvG-hoCYTsQAvD_BwE

² <https://www.ruby-group.co.uk/products/highampton-t-g-entrance-gate-pair?variant=39267044720703>



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CHOOSE

ORDER BESPOKE

Width (As a Pair): 2.1m

1.2m

1.5m

1.8m

2.1m

2.4m

2.7m

3.0m

3.3m

3.6m

3.9m

4.2m

4.5m

4.8m

5.1m

5.4m

5.7m

6.0m

Height: 1.2m

0.9m

1.2m

1.5m

1.8m

2.1m

Price: £579.91

Description

Width	1.2m (4ft), 1.5m (5ft), 1.8m (6ft), 2.1m (7ft), 2.4m (8ft), 2.7m (9ft), 3.0m (10ft), 3.3m (11ft), 3.6m (12ft), 3.9m (13ft), 4.2m (14ft), 4.5m (15ft), 4.8m (16ft), 5.1m (17ft), 5.4m (18ft), 5.7m (19ft) and 6.0m (20ft). Bespoke sizes available!
Height (To Top of End Style)	0.9m (3ft), 1.2m (4ft), 1.52m (5ft), 1.8m (6ft) and 2.1m (7ft). Bespoke sizes available!
End Styles	90mm x 60mm
Top & Bottom Rail	90mm x 60mm
Back Rails	90mm x 30mm
Tongue Groove	121mm x 14.5mm
Timber Type	Joinery Grade Scandinavian Redwood
Timber Treatment	Each component of the gate is pressure treated with tanalith preservative
Matching Pedestrian Gate	Highampton pedestrian gate
Delivery Time	5 - 7 Working Days

2.4. Discharge Notes for Condition 11

High quality, industrial strength roller shutter will be used. These shutters are manufactured from galvanised steel and electrically operated by key or rocker switch, depending on preference. These doors come with an inbuilt manual override as standard, which allows you to wind up the door manually. Roller shutter boxes will be mounted internally. See drawing 129963_Roller_Shutter_Details.

Sample Specifications

- 5mm lath in 22swg galvanised steel
- 65mm galvanised steel guide tracks
- 50 x 50mm full height galvanised steel supporting angles welded to steel head plates
- 100mm 16swg motor barrel assembly with lost bobbin dummy end
- L or T section galvanised steel bottom rail
- 240volt single phase tubular motor
- Internal manual override facility

2.5. Discharge Notes for Condition 13

The owner doesn't plan to install any externally mounted ancillary equipment and thus, requests a discharge of condition 13.

2.6. Discharge Notes for Condition 14:

The proposed development site lies in a very low risk areas for bats. The owner will take on board directions of 2019 Regulations concerning protection of bats. The owner will comply with the directive of the Wildlife and Countryside Act 1981 to protect the nest of a wild bird, while the nest is in use or being built. There are no signs of birds nest at the moment within the proposed site or vicinity. However, if a bird nest is suspected, work would cease immediately and a suitably experienced ecologist will be employed to assess how best to safeguard the nest(s).

In accordance with the requirements of condition 14, 1 bat box and 1 bird box are proposed. The bird boxes will be Vivara Pro WoodStone Single Chamber House Sparrow Nest Boxes (or similar specification) and the bat box will be a Schwegler 2FE Wall Mounted Bat Shelter (or similar specification). These boxes are considered to be in keeping with the aspect of the building and the limited features that could be used to accommodate boxes for the long term.

Due to the constrained site conditions and the type of building, the boxes selected all require no maintenance. Manufacturer's instructions regarding installation and materials to be used in the installation of the boxes would be followed.

Box	Target Species	Type and Details
 Schwegler 2FE Wall Mounted Bat Shelter	Bats	Supplied as a pack of two bat shelters. The interior has shaped cavities in various sizes where the animals can roost giving optimum body contact, and offering a home to a very wide range of species. Recommend painting with air permeable paint when installed on external walls. Installing the Schwegler 2FE is very easy using just two screws to fix it to a wood, brick, stone or concrete wall. The Schwegler 2FE is maintenance-free since bats' droppings simply fall out
	Sparrows & Tits	This House Sparrow Nest Box is manufactured from WoodStone - a mix of concrete and FSC wood fibres. This material is strong and highly insulating which helps to

Vivara Pro WoodStone Single Chamber House Sparrow Nest Box		provide a thermally stable environment within the box. It also protects against damage. The House Sparrow Nest Box can be integrated into the masonry of a new house or fixed onto an external wall using strong screws and wall plugs. It should be positioned at a minimum height of two metres above ground.
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