

Planning, Building Control and Licensing
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

11 August 2022

Submitted via the Planning Portal ref: PP-11466923

Dear Steve,

HEALD GREEN HOUSE, IRVIN DRIVE, MANCHESTER M22 5LS - SUBMISSION OF APPROVAL OF DETAILS RESERVED BY A CONDITION TO PLANNING PERMISSION REF: 120302/FO/2018 AND APP/B4215/W/19/3229295

On behalf of Ensco 1174 Limited ('the Applicant') please find enclosed an application for the 'Approval of Details Reserved by Condition' in relation to the approved car park development at Heald Green House, Irvin Drive, Manchester M22 5LS, Planning Permission Ref: 120302/FO/2018 and APP/B4215/W/19/3229295. The application has been submitted via the Planning Portal (ref. PP-11466923) including payment of the requisite £116 application fee.

As part of this application the applicant is applying to discharge pre-commencement conditions 4 (Construction Management Plan), 7 (Bird Hazard Management Plan), 11 (Surface Water Drainage Scheme) and 12 (Sustainable Drainage Scheme).

DISCHARGE OF CONDITION APPLICATION

Condition 4

'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, which for the avoidance of doubt shall include;

- i. Details of wheel washing;*
- ii. Dust suppression measures;*
- 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;*
- vii. Sheeting over of construction vehicles;*
- viii. Details of an emergency telephone number for the site manager on public display.'*

To discharge condition 4, please find enclosed a Construction Management Plan including details of each of the items included within the list referenced in the condition.

Condition 7

'No development shall take place until a detailed Bird Hazard Management Plan for the construction phase has been submitted to and approved in writing by the local planning authority.'

To discharge condition 7, please find enclosed a Bird Hazard Management Plan for the construction phase of the development.

Condition 11

'No drainage shall be installed until the full details of a surface water drainage scheme has been submitted to and approved in writing by the local planning authority.'

To discharge condition 11, please find enclosed the following drawings (ref. 20-248-CIV-01_T1, 20-248-CIV-02_TIV, 20-248-CIV-03_T1 and 20-248-CIV-04_T1). The drainage strategy for the development comprises stone hardstanding with land drains collecting to a sump and into the existing storm drain on site.

Condition 12

'No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. Verification report providing photographic evidence of construction as per design drawings;*
- ii. As built construction drawings if different from design construction drawings;*
- iii. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.'*

To discharge condition 12, please find enclosed the following drawings (ref. 20-248-CIV-01_T1, 20-248-CIV-02_TIV, 20-248-CIV-03_T1 and 20-248-CIV-04_T1).

I trust that the information submitted with this application is appropriate and that the application can be registered and validated. However, if there are any immediate queries please do not hesitate to contact me using the details provided.

Yours sincerely,



Laura Pennington
Planner – Planning & Development

Encs. Construction Management Plan

Bird Hazard Management Plan

Drainage Plan (drawing ref. 20-248-CIV-01_T1)

Drainage Plan (drawing ref. 20-248-CIV-02_T1)

Drainage Plan (drawing ref. 20-248-CIV-03_T1)

Drainage Plan (drawing ref. 20-248-CIV-04_T1)