

Discharge of Conditions

Proposal: Erection of part two, part three storey rear and two storey side extension to form additional living accommodation.

Location: 48 & 50 Wilton Road, Manchester, M8 4EL

Date of application: 28 January 2021

Date of Decision: 25 March 2021

Application number: 129161/FH/2021

Condition 03

The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

Photograph of existing and proposed brick face bricks is attached. The brick used will be Heritage Brick 73 mm, smooth

Condition 04

Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary gas membrane, in order to alleviate any possibility of landfill gas ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Detail of gas membrane installation, attached

Condition 05

Prior to the commencement of development, including any works of demolition, a Construction Management Plan (CMP), shall be submitted to, for approval in writing by City Council as Local Planning Authority. The construction management plan shall include information relating to necessary system clearances and safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system. The approved CMP shall be implemented throughout the construction of the development.

Detail of Construction Management Plan is submitted.

Condition 06

Prior to the commencement of development, a Geotechnical Report to consider any impacts of the development on the stability to the tramway cutting slope shall be submitted to, for approval in writing by the City Council as Local Planning Authority. The report shall include measures to minimise and monitor the stability of the cutting slope and any measures agreed shall be implemented throughout the construction of the development.

Geotechnical Report is submitted.

Condition 07

Prior to the commencement of development, drainage design details shall be submitted to for approval in writing by the City Council, as Local Planning Authority. The drainage details should ensure any water run off does not adversely impact the adjacent Metrolink tramway. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

Details of drainage layout drawing is submitted

Condition 08

Prior to the commencement of the development, full details of the root protection measures to the trees located within the Metrolink boundary shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and retained throughout the construction.

Details of tree Protection being submitted

Condition 09

Prior to the commencement of the development, details of any changes to the boundary treatment adjacent to the Metrolink tramway shall be for approval in writing by, the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained in situ.

A safety fence already exists between the home and tram track premises. An additional

plywood over timber columns, boundary will be erected for additional safety.