

Conditions Discharge Supporting Document (128160/FO/2020)

Land Adjacent to 4 Thirsfield Drive

Manchester

M11 4BF

Erection of two storey detached dwellinghouse (Class C3) with associated parking and landscaping

May 2022

Building Design Services (BDS)

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This Supporting Document is submitted by Building Design Services to Manchester City Council on behalf of the applicants Mr and Mrs A Rashid to discharge conditions attached to planning permission 128160/FO/2020. Planning permission was granted on 12th October 2020 and consented for the "Erection of two storey detached dwellinghouse (Class C3) with associated parking and landscaping".

This application seeks consent for the full discharge of the following conditions;

- 2. Materials details
- 4. Construction Management Plan
- 6. Surface Water Drainage
- 7. Sustainable Drainage Scheme
- 8. Security Measures
- 9. Boundary Treatments/fencing
- 10. Landscaping Scheme
- 11. Car Charging
- 12. Environmental Standards Statement
- 14. Site Investigation Remediation Measures

The applicant would like to work with the Council in order to secure approval for the proposed use.

I trust everything is in order and that the application can be progressed without delay. If you have any queries, please do not hesitate to contact me.

2. MATERIALS DETAILS

No above ground development works above ground shall take place unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

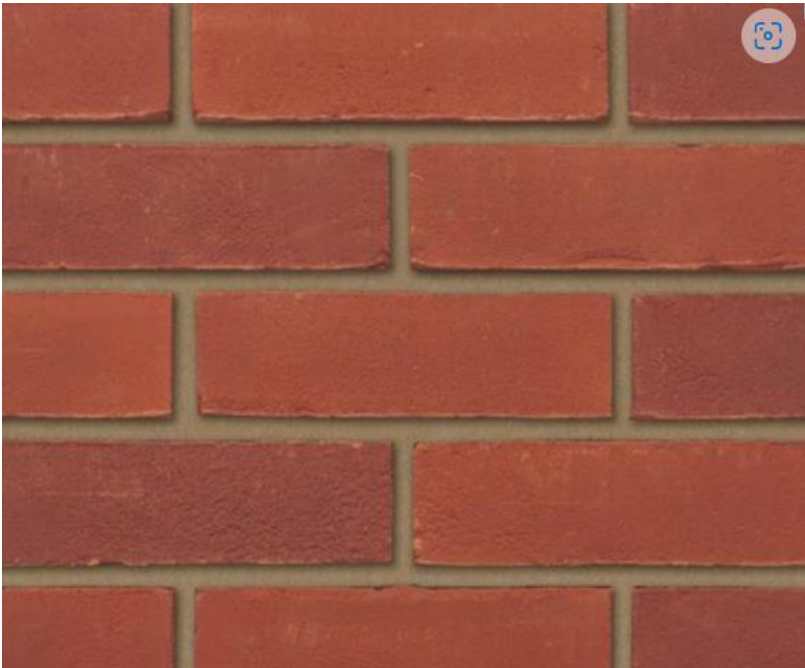
Roofs



Marley Modern Roof Tile - Smooth Grey

- Material: **Concrete**
- Colour: **Smooth Grey**
- Size: **420 x 330mm**

Walls



Ibstock heritage red blend stock facing brick

Concrete tiles between front bay windows

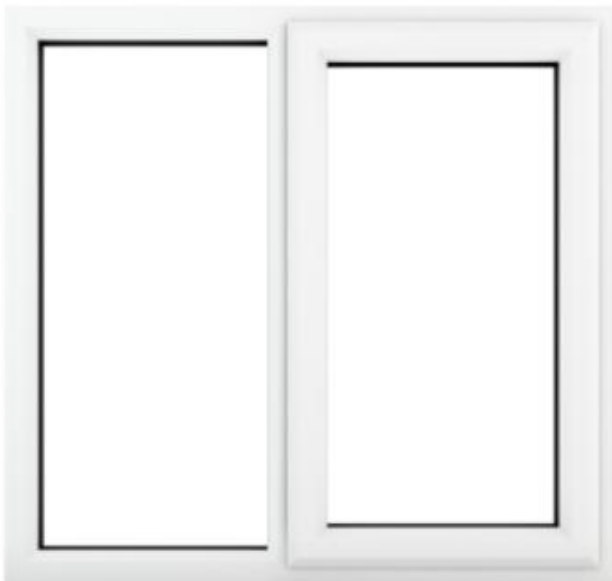


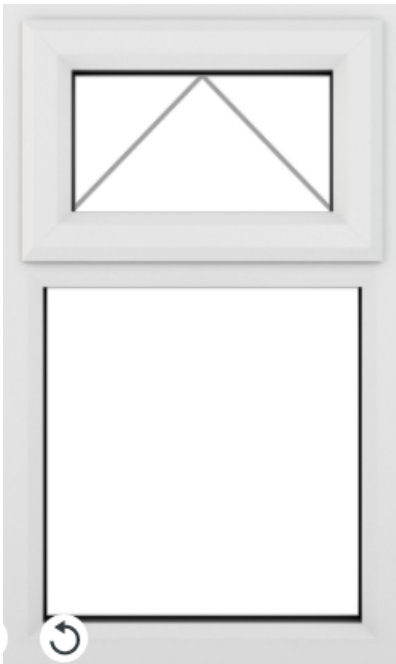
Sandtoft Concrete Plain Roof Tiles, Colour, Mottled Red.

Windows



Bay Windows – white upvc





White upvc window frames including patio doors to rear. White frame also for door, actual door black upvc.



White timber framed canopy above to front.

Guttering and Soffits



Black coloured guttering and down pipes



Upvc white soffits

4. CONSTRUCTION MANAGEMENT PLAN

Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority, which for the avoidance of doubt should include: - Measures to control noise and vibrations; - Dust suppression measures; - Compound locations where relevant; - Location, removal and recycling of waste; - Detail of an emergency contact telephone number; - Parking of construction vehicles; and - Sheeting over of construction vehicles. The development shall only be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

[A separate Management plan has been submitted with this application.](#)

6. SURFACE WATER DRAINAGE

No development with the exception of demolition and any necessary remedial works, shall take place until surface water drainage works, designed in accordance with NonStatutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the approved drainage scheme.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

[A separate Site Plan which shows detailed surface water drainage has been submitted with this application.](#)

7. SUSTAINABLE DRAINAGE SCHEME

The development hereby approved shall not be occupied until details of the implementation, maintenance and management of a 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:

- A verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- 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.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policy EN17 of the Manchester Core Strategy.

[A separate Site Plan which shows detailed surface water drainage has been submitted with this application.](#)

8. SECURITY MEASURES

The development shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

Secured By Design (SBD) is the UK Police flagship initiative supporting the principles of “designing out crime” through the use of effective crime prevention and security standards for a range of applications. SBD is owned by the Association of Chief Police Officers (ACPO) and is supported by the Home Office and the Planning Section of Communities and Local Government (CLG), as well as many Local Authorities across the UK.

The following crime prevention principles will be installed to the dwelling;

Door frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.

All doorsets allowing direct access into to the home, e.g. front and rear doors, interconnecting garage doorsets, French doors, bi-fold or sliding patio doorsets, dedicated private flat or apartment entrance doorsets, easily accessible balcony doorsets, shall be certificated to one of the following standards:

- PAS 24:2016;
- STS 201 Issue 7:2015; or
- LPS 1175 Issue 7.2:2014 Security Rating 2+; or
- LPS 1175 Issue 8:2018 Security Rating A3+; or
- STS 202 Issue 6:2015 Burglary Rating 2; or
- LPS 2081 Issue 1.1:2016 Security Rating B.

Outward opening doorsets installed within the developments must specifically form part of the certificated product range from their manufacturer.

A door chain or opening limiter meeting the requirements of the Door and Hardware Federation Technical Specification 003 (TS 003) must be installed on the doorset to which a caller can be expected, normally the front door. All such devices should be suitable for the door material to which they are fitted and be installed in accordance with the manufacturer's recommendations.

Door frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.

There are increasing crime problems associated with letter plate apertures, such as identity theft, arson, hate crime, lock manipulation and 'fishing' for personal items which may include post, vehicle and house keys or credit cards contained in purses or wallets. In order to address such problems. Therefore, where possible, mail delivery via a secure external letter box meeting the requirements of the Door and Hardware Federation standard Technical Standard 009 (TS 009), or delivery 'through the wall' into a secure area of the dwelling. These should be easily accessible i.e. at a suitable height for a range of users.

Window frames must be securely fixed to the building fabric in accordance with the manufacturer's instructions and specifications.

All easily accessible windows (including easily accessible roof lights and roof windows) shall be certificated to one of the following standards:

- PAS 24:2016; or
- STS 204 Issue 6:2016; or
- LPS 1175 Issue 7.2:2014 Security Rating 1; or
- LPS 1175 Issue 8:2018 Security Rating 1/A1; or
- STS 202 Issue 7:2016 Burglary Rating 1; or
- LPS 2081 Issue 1.1:2016 Security Rating A.

All easily accessible windows should incorporate key lockable hardware unless designated as emergency egress routes within the Building Regulations.

Windows that are not easily accessible will require either lockable hardware or an opening restrictor in the interests of child safety.

Lighting is required to each dwelling elevation that contains a doorset and can also assist in identifying the door and operating locking mechanisms. Such lighting should operate dusk till dawn and use energy efficient lamps.

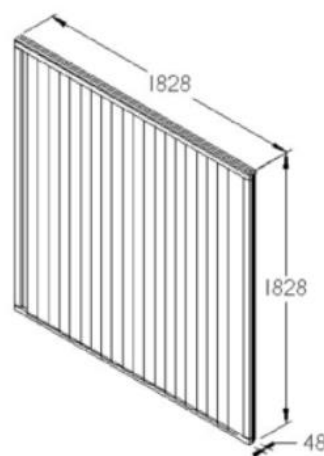
9. BOUNDARY TREATMENTS/FENCING

No above ground development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment/gates to be erected. The boundary treatment/gates shall be completed before the development hereby approved is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, pursuant to policies SP1 and DM1 of the Core Strategy.



Front western boundary to consist of 0.8m high low brick wall, and black railings above 0.6m. Proposed location can be viewed on submitted site plan. Brick to be same as dwelling. Railings to be of metal coloured matt black.



1.8m high timber post and panel fence to be erected on northern, eastern and southern boundaries.

10. LANDSCAPING SCHEME

Notwithstanding details submitted, no above ground development shall commence until a detailed hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of

the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

[A separate Site Plan which shows detailed Landscaping has been submitted with this application.](#)

11. CAR CHARGING

Prior to the first occupation of the development hereby approved, full details of an electric car charging point shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of dwellinghouse and be retained thereafter.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

[Wallbox Pulsar Plus EV Charger 7.4kW 32A Type 2 5m Tethered Lead Black](#)

[Wallbox Electric Car Charger.](#)

[7.4kW 32A Charging Speed, Type 2 5M Tethered Cable. 1 Phase, Charging Mode 3. Black Casing. Smaller Than A Toaster, Lighter Than A Laptop. Connects to WiFi or Bluetooth, myWallbox App. Indoor or Outdoor Use, IP54 IK08 Rated. Charging Sessions Can Be Scheduled. Integrated DC Leakage Protection.](#)

[The Wallbox electric vehicle chargers are a smart way to charge electric cars and vans.](#)

[The Wallbox Pulsar Plus electric car chargers are Smaller than a toaster, lighter than a laptop. Their compact size and the IP54 and IK08 ratings make them perfect for indoor or outdoor installations](#)



[Dwelling EV Charger to be similar to above.](#)

12. ENVIRONMENTAL STANDARDS STATEMENT

Notwithstanding details submitted, prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1, EN6 and SP1 of the Manchester Core Strategy and National Planning Policy Framework.

It should be noted that this is a small development and there are limited opportunities to provide substantial benefits, however, the below would be incorporated into the approved development;

Sealing the Exterior Wall Surface

Sealing the exterior has a major advantage. It seals most of the building including many of the framing connections inside the house. Even so, pay special attention to the continuity of the air barrier around windows, doors, bottom plates, band joists, penetrations, and the joints between roofs, walls, and floors. Special care should be taken where multiple framing members occur together, such as built-up posts and rough openings. Air leaks where framing members meet can be significant and worsen as the framing dries and shrinks. Make sure all exterior sheathing is securely nailed. Seal any holes or breaks. High quality tape, such as 3M Flashing Tape, is very flexible and adheres well to wood, which makes it great for covering joints and gaps.

In double-stud walls framed with separate bottom and top plates, there is a gap that must be covered with plywood. Use strips of plywood or OSB to span the top plates as well as the window and door openings.

Sealing the Inner Wall Surface

Sheets of drywall cover the walls and the joints are covered with paper tape and drywall compound. This creates an additional air barrier inside. One key location to air seal is the gap where drywall touches the top plate of the wall framing. To seal this location, staple a gasket to the face of the top plate before drywall is installed. A material commonly used for this purpose is the strips of “sill-sealer” intended as a moisture break between a concrete foundation and a mudsill. It’s thin and compressible and works well as a top-plate gasket, too.

It’s also possible to use either drywall adhesive or Ecoseal. While drywall adhesive costs less than Ecoseal, adhesive must be installed during the process of hanging the drywall and it is difficult to confirm that it’s done correctly. Ecoseal has the advantage of being a separate process that can be monitored. Because Ecoseal stays soft, it will adhere to drywall even after several days.

Sealing Windows and Doors

Window and door frames should be sealed to the wall frames with caulk, foam or flexible tape depending on the size of the gap. Casement and awning windows are preferable from an air leakage standpoint because the sash presses against the gasket when closed. This forms a better seal than a sash that slides across the weatherstripping, such as a single-hung window or slider.

Roof Exterior Rigid Insulation

Perhaps the best performing arrangement is adding a four- to six-inch layer of low-GWP rigid insulation to the roof deck. The sheets of insulation are held in place with furring strips that also create a ventilation channel. A second layer of roof sheathing and roofing material caps the assembly. Additional insulation can be placed between the rafters using batts, dense-pack or low-density spray foam to reach the desired overall R-value

Floor Insulation

While there may be some truth to the idea that floors lose less heat than walls or ceilings it's still essential to the goal of net zero energy consumption to insulate them well. This means attaining roughly the same R-value in floors as in ceilings and walls. Floor structures vary widely with climate, so there are several options for insulating floors:

Crawl Space

Installing 12" I-joists and blowing in dense pack insulation will bring floors to around R-45. It might be tempting to reduce cost by choosing batt insulation but the many wires and pipes present in most floors make it difficult to install well. In this case, the structural subfloor serves as the air barrier. Most builders choose to carefully seal the perimeter of each floor sheet with construction adhesive. Crawl spaces require foundation vents. It's common for these vents to be cut through the rim joist where they displace insulation and promote air intrusion into the insulated space. It's better to block out crawl space vents in the foundation wall where they will not interfere with insulation. If the foundation wall is mostly below grade, a well can be installed

Cost Effective Energy-Efficient Doors

Insulated fiberglass doors are currently the best option for the price and are the most cost effective. Be sure that they have tight gaskets and air seals. The glazing on the door can be a source of air leakage and should be checked during the blower door test. If possible minimize glazing on doors, specify that they have high R-value glass, and verify that there are no air leaks around the glass. Consider a multi-point latching mechanism that will hold the door tight against the weatherstripping. This is especially valuable for doors that are exposed to sun and weather.

LED Lighting

After deciding where lights should be located, select the best light source for the job. Light emitting diodes (LEDs) are the most efficient, longest lasting light source available and they are now more affordable than ever. Since LEDs come in all shapes and sizes, they can fit almost any type of fixture. Choose Energy Star LED products for reliability and longevity. LED lights come in a variety of brightness and warmth levels, making them ideal for task lighting as well as accent lighting. If LEDs cannot be used everywhere, they should be used in fixtures that are used most often.

Select Energy Star Appliances

Search for energy efficient appliances on the [ENERGY STAR Product Finder](#) page and select the most cost-effective models. Smaller appliances usually use less energy, so think about right-sizing refrigerators, clothes washers, and dishwashers. In selecting appliances for a zero energy home, both cost and energy consumption should be taken into consideration.

14. SITE INVESTIGATION REMEDIATION MEASURES

Notwithstanding the submitted Desktop report, before the development hereby approved commences, a scheme for the investigation of the site and the identification of remediation measures shall be 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 the 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.

Reason - The submitted report is undated, does not include details of the organisation that prepared it and does not include a review of historical mapping for the application site. This is necessary in order to ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

[A site Investigation report has been commissioned and submitted as part of this application to discharge this condition.](#)