

DISCHARGE OF CONDITIONS

Proposal: Erection of building to form place of worship with ancillary education facilities (Class D1) with ancillary landscaping, car parking and boundary treatment, following demolition of existing building

Location: Al-Raza Foundation, 8 - 16 Park Grove, Manchester, M19 3AQ

Date of application: 27 July 2020

Application number: 127478/FO/2020

Condition No. 03

Prior to any works above ground commencing 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 approved materials shall be used in the construction of the development.

Since the existing building will be demolished so the condition “matching with existing one” does not apply. The proposed brick name and size with image is submitted.
(Forterra LBC Golden Buff London 65 mm)

Condition No. 04.a

Before the development hereby approved commences, 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 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.

This is a small project, to be erected in 2 storeys Steel Frame Structure with steel frame dome

Condition No. 04.b

When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

A ground contamination report has been attached in compliance of advice.

Condition No. 06

Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 7.30 am to 8.00 pm, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

The Construction Management plan has been attached with this application which conforms the working hours in order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Condition No. 07

The details contained within the Waste Management Strategy and indicated on drawing number 1144/8000/A, stamped as received by the City Council, as Local Planning Authority, on 16 July 2020, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

In the interests of amenity and public health, pursuant to policies DM1, EN19 and SP1 of the Manchester Core Strategy, the details have been mentioned in Construction Management Plan.

Condition No. 11

Prior to any above ground works commencing on site 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. The approved scheme shall be implemented as part of the development.

In order to minimize the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007), and the National Planning Policy Framework, the report is being submitted as Environmental Standards.

Condition No. 17

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.

- Display of an emergency contact number.
- Hours of working
- Details of Wheel Washing.
- Dust suppression measures.
- Compound locations where relevant.
- Location, removal, and recycling of waste.

- Routing strategy and swept path analysis. (report attached)
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.

Development shall be carried out in accordance with the approved construction management plan.

To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy, the report CONSTRUCTION MANAGEMENT PLAN is submitted.

Condition No. 23

Prior to the erection of the above ground structure, full detailed designs (including specifications) of any necessary off site highways works and/or Traffic Regulation Order to mitigate the impact of the development (including any footpath reinstatement/resurfacing, the closure of any redundant crossings, provision of tactile paving across the car park access, review/installation of additional street lighting and the creation of new vehicle cross overs and pedestrian routes), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the proposed accommodation first being brought into use.

No such highway safety is due to the increased traffic flow generated from the development, pursuant to policies T1 of the Manchester Core Strategy, as the volume of traffic is low on this street.