

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 is submitted in “Materials Schedule” file.

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.

The revised information by “Worms Eye” has been attached.

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.

The revised information “Environmental Standards Statement” is attached.

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.

I am writing to Highway, what type of detailed design they require. We see no diversion, development to be executed before commencement of work.

You can partially discharge this condition linking highway.

Your further guidance will help us in discharging the condition.