Paul Butler Associates
Planning, Development & Heritage Consultants

24 March 2026

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

26.2254/c1

Dear Mrs Roscoe,

Application for Approval of Details Reserved by Condition

142311/FO/2025 - Erection of up to 66 no. dwellings (53 no. dwellinghouses and 13 no. apartments – (Class C3) with associated access, car parking, infrastructure and landscaping

On behalf of our client Views (Holdings) Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of conditions 4, 5a, 6a and 8 attached to Planning Permission 142311/FO/2025. We are eager to discharge these conditions as soon as possible to allow works to progress on site.

This letter sets out the numbered conditions for which 'discharge' is sought, together with an overview of the information submitted in response.

Condition 4 – Demolition / Construction Management Plan

Condition 4 states:

> *4) Prior to the commencement of development, a demolition/construction management plan outlining working practices during development works 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.*
> *-Loading and unloading of plant and materials;*
> *-Storage of plant and materials;*
> *-Site hoarding; scaffolding and acoustic fencing.*
>
> *The development shall only be carried out in accordance with the approved construction management plan.*

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

Response:

In response the following information is submitted:

- Construction and Environmental Management Plan (MSLSF 009 [CEMP] REV01) prepared by Views.

Condition 5 - Local Benefit Proposal

Condition 5 states:

5) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships
ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Prior to first occupation of the development hereby approved, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy and policy JP-P1 of the Places for Everyone Joint Development Plan.

Response:

In response to part (a) of the condition the following is submitted:

- Burnage Cricket club Development Local Labour Agreement – December 2025 prepared by Views.

Discharge of Part (b) of the condition will be applied for at a future point and prior to occupation of the residential units.

Condition 6 – Contamination

Condition 6 states:

> *6) a) The development hereby approved shall be implemented in accordance with the submitted Phase I Geoenvironmental Site Assessment (Ref: 16-953-R1-2) prepared by E3P received by the City Council as Local Planning Authority on 4 March 2025.*
>
> *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 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 development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.*
>
> *b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.*
>
> *c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use/occupation of the development.*
>
> *Reason - 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 EN18 of the Manchester Core Strategy and policy JP-S1 of the Places for Everyone Joint Development Plan.*

Response:

In response to part (a) of the condition the following is submitted:

- Phase II Geoenvironmental Site Assessment (16-953-R2-1) prepared by e3p.
- Ground Gas Addendum Report (16-953R3) prepared by e3p.
- Remediation and Enabling Works Strategy (16-953-R3-2) prepared by e3p.

Discharge of Parts (b) and (c) of the condition will be applied for at a future point and prior to occupation of the residential units.

Condition 8 – Surface Water Drainage Scheme

Condition 8 states:

> *8) Notwithstanding details submitted, prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:*
>
> *-Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.*
>
> *-Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.*
>
> *-Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.*
>
> *-Development must be limited to greenfield runoff on Greenfield sites up to a 1 in 100-year event, including climate change allowance.*
>
> *-A finalised drainage layout showing all components, outfalls, levels and connectivity.*
>
> *-An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.*
>
> *-Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.*
>
> *-A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.*
>
> *-A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).*
> *-Construction details of flow control and SuDS elements.*
>
> *-A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m*

easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan.

Response:

In response to this condition the following information is submitted:

- Letter from Bell Munro Consulting dated 20.03.2026 (ref: J8929230326)
- Drawing J8929 D01 Rev A – Plot Drainage 01
- Drawing J8929 D02 Rev A – Plot Drainage 02
- Drawing J8929 D03 Rev A - Plot Drainage 03
- Drawing J8929 D04 Rev A - Plot Drainage 04
- Drawing J8929 D05 Rev A - Plot Drainage 05
- Drawing J8929 D06 – Private Drainage Details
- Drawing J8929 S104—D01 Rev A – Adopted Drainage Layout
- Drawing J8929 S104—D02 Rev A – S104 Surface Water Long Sections
- Drawing J8929 S104—D03 Rev A – S104 Foul Water Long Sections
- Drawing J8929 S104—D04 Rev A – Impermeable Contributing Areas Plan
- Drawing J8929 S104—D05 Rev A – S104 A3 Land Registry Plan

Alongside this letter, the completed condition discharge application forms have been submitted, whilst payment of the condition discharge application fee (£298) has been made via the Planning Portal.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely

