P24-1740_L007v1_PL_MAN_JK

10th March 2026

FAO Sue Wills
Planning
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Sent via the Planning Portal only

Dear Sue,

Discharge of Conditions 3, 10, 12, 13, 14, 17, 20, 32, 35 and 36 relating to application 143085/FO/2025
Land at Hinchley Road, Manchester, M9 7FG

On behalf of our client, Miller Homes, we hereby submit information in pursuit of discharging Conditions 3, 10, 12, 13, 14, 17, 20, 32, 35 and 36 of planning permission 143085/FO/2025 which relates to:

'Erection of 106 no. residential dwellings (C3 Use Class) with associated access, landscaping, parking and other works'.

The application has been submitted via the Planning Portal (PP-xxx) and includes the following information:

- Application form
- Application fee
- Cover Letter (this letter)
- Condition 3 information:
    - Construction Environmental Management Plan (Rev D)
    - Route of Build – Sheet 1 of 3 (ref: HR-ROB-01 Rev C)
    - Route of Build – Sheet 2 of 3 (ref: HR-ROB-02)
    - Route of Build – Sheet 3 of 3 (ref: HR-ROB-03)

- Dilapidation Survey (ref: BWJ/260251/TN01 Rev 00)

- Condition 10 information:
  - Phase II Geoenvironmental Site Assessment (ref: 17-994-R1-1)
- Condition 12 information:
  - Detailed UXO Assessment (ref: DRA-25-1969-E3PL277R Rev 0)
- Condition 13 information:
  - Noise Impact Assessment (ref: P25-018-R01v4)
  - Part O Dynamic Thermal Modelling Report
- Condition 14 information
  - House Type Spec Summary
  - Vaillant aro THERM Plus Datasheet
- Condition 17 information
  - Impermeable Areas (ref: 110315-PEF-S104-GEN-DR-D-00001)
  - Standard Details Sheet 1 of 2 (ref: 110315-PEF-S104-HDG-DE-D-00001)
  - Standard Details Sheet 2 of 2 (ref: 110315-PEF-S104-HDG-DE-D-00002)
  - SW MH Details Sheet 1 of 5 (ref: 110315-PEF-S104-HDG-DE-D-00004 P02)
  - SW MH Details Sheet 2 of 5 ref: 110315-PEF-S104-HDG-DE-D-00005 P02)
  - SW MH Details Sheet 3 of 5 (ref: 110315-PEF-S104-HDG-DE-D-00006 P03)
  - SW MH Details Sheet 4 of 5 (ref: 110315-PEF-S104-HDG-DE-D-00007 P02)
  - SW MH Details Sheet 5 of 5 (ref: 110315-PEF-S104-HDG-DE-D-00008 P02)
  - Hydrobrake Detail (ref: 110315-PEF-S104-HDG-DE-D-00013 P03)
  - S104 General Arrangement (ref: 110315-PEF-S104-HDG-DR-D-00001 P06)
- Condition 20 information
  - Reasonable Avoidance Measures Method Statement (ref: P.2167.25)

- Condition 32 information
    - Local Benefit Proposal (ref: P24-1740_R006v2_EC_MAN_OM_LD)
- Condition 35 information
    - Habitat Management and Monitoring Plan (ref: P.2167.25)
- Condition 36 information
    - Peat Management Plan (ref: 17-994-L4).

Conditions

Condition 3 states:

'Notwithstanding the content of the Construction Environmental Management and Demolition Plan rev.C, and prior to the commencement of the development, 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;

o Phasing and quantification / classification of vehicular activity.

o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.

o Consideration of ongoing construction works and contractor parking in the locality.

o Details of the location and arrangements for contractor parking;

o Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

o Identify measures to reduce noise emissions;

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

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).'

This application is accompanied by a revised, detailed construction environmental management plan (CEMP) and additional plans, detailing the route of build sequences. The CEMP, plans and dilapidation survey include the required information detailed under Condition 3 and so it is considered this condition can be discharged fully.

Condition 10 states:

'a) Before commencement of the development hereby approved, 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 the 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 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) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing 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 in each phase 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.

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 EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

This submission is accompanied by a Phase II Geoenvironmental Site Assessment by e3p. This addresses part a) of Condition 10, however the conclusion of the report identifies a number of additional works to be completed in due course, including a remediation and enabling works strategy. At this stage, it is considered the condition can be partially discharged.

Condition 12 states:

'a) Prior to the commencement of development, the submission of an Unexploded Ordnance mitigation strategy, and a report prepared outlining what measures, if any, are required to remediate the land shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the presence of or the potential for any Unexploded Ordnance is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).'

In accordance with Condition 12, this application is accompanied by a Detailed Unexploded Ordnance Risk Assessment, undertaken by Brimstone. This concludes that UXO poses a low risk to the proposed works. No remediation is required. As such, Condition 12 can be fully discharged.

Condition 13 states:

'a) Notwithstanding the content of Noise Impact Assessment ref: P25-018-R01v2 before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads, streets and the M60 Motorway, neighbouring sport pitches and school shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises and schools.

The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

The application is supported by a further revision of the Noise Impact Assessment, and a Part O Dynamic Thermal Modelling Report. The impact of noise from surrounding roads, streets, the M60 motorway, neighbouring sports pitches and school has been assessed for the proposed residential development. Results of the noise surveys undertaken as part of this updated noise impact assessment confirm road traffic noise levels on the site are low and no specific noise mitigation measures are warranted. The proximity of the sports pitch to the proposed dwellings has meant an appropriate scheme of noise mitigation measures, including an acoustic fence has been recommended to adequately protect the amenity of new residents.

The Part O Dynamic Thermal Modelling Report indicates windows can be modelled as part of the strategy to mitigate overheating in bedrooms. All house types are compliant against criterion A and B for predominantly naturally ventilated homes.

Part b) of the condition will be discharged upon submission of the verification report as the scheme is built out. As such, it is considered that Condition 13 can be partially discharged.

<u>Condition 14 states:</u>

'a) Externally mounted ancillary plant, equipment and servicing or louvres and plant associated with or located behind any louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

The application is accompanied by information pertaining to external plant, equipment and servicing including air source heat pumps. This information should demonstrate compliance with part a) of Condition 14.

Part b) of the Condition will be discharged upon receipt of the verification report as the scheme is built out. As such, it is considered that Condition 14 can be partially discharged.

Condition 17 states:

'Notwithstanding the information on the Schematic drainage plan ref: S104 General Arrangement ref: 110315-PEF-S104-HDG-DR-D-00001' no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).

The information submitted includes a full suite of drainage drawings and details, including manhole and hydrobrake details. These drawings are proposed for adoptions. It is considered that the level of information provided is sufficient for the purposes of fully discharging Condition 17.

Condition 20 states:

'Prior to the commencement of development (including ground works and vegetation clearance), a reasonable avoidance measures method statement for hedgehog and other wildlife covering the site clearance and construction phases of the development shall be submitted to and

approved by the local planning authority. The development shall be implemented in accordance with the approved measures.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994) , pursuant to policy EN15 of the Manchester Core Strategy (2012).'

In accordance with Condition 20, this application is submitted with a Reasonable Avoidance Measures Method (RAM) Statement prepared by Ascerta. Provided the measures in the RAM statement are secured, it is considered that Condition 20 can be fully discharged.

Condition 32 states:

'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) Within one month prior to construction work being completed, 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 (2012).

This application is accompanied by a Local Benefit Proposal, prepared by Pegasus Group, providing the required level of detail requested by Condition 32. As such, this condition can be fully discharged.

Condition 35 states:

'Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by

the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

The submitted Habitat Management and Monitoring Plan provided by Ascerta outlines the management, monitoring and maintenance of newly created habitats over a 30 year period (from 2027 to 2057) in accordance with Condition 35. As such, this can be fully discharged.

Condition 36 states:

'Prior to the commencement of development, details related to sensitive construction methods to retain peat at the site in accordance with an agreed strategy and on-site habitat provision which makes best use of peat needing re-use shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).'

Furthermore, this submission is accompanied by a Peat Management Plan, prepared by e3p. This details the peat volumes to be retained in-situ in different parts of the site, and peat requiring excavation. Sections 2.5 and 2.6 detail sensitive construction techniques and on-site habitat provision. It is considered that the information provided here is sufficient for the purposes of fully discharging Condition 36.

Conclusion

It is our view that the information submitted fully addresses the requirements of Conditions 3, 12, 17, 20, 32, 35 and 36. We propose partial discharges for Conditions 10, 13 and 14, with further information to follow in order to fully discharge these conditions. These conditions have been grouped under one submission due to their pre-commencement trigger point in the construction process.

I trust this information is sufficient and would appreciate if you could confirm receipt and validation of the application. Should you have any further questions, please contact me using the details provided below.

Yours sincerely,



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Planner
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