



MANCHESTER CITY COUNCIL

Julie Roscoe

Head of Planning, Building
Control and Licensing

Growth and Neighbourhoods
Directorate

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Mr Gary Griffiths
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10 June 2016

Our reference: 107259

Dear Mr Griffiths

107259/FO/2014/N1: Erection of 23 no. two storey dwelling houses (Use Class C3) with associated car parking, landscaping, boundary treatment and other works at Land At Charminster Drive Crumpsall Manchester

Thank you for your recent letter dated the 14 May 2015 regarding your request to discharge planning conditions 4, 5, 14 and 18 of the above mentioned planning permission. I have now had the opportunity to consider the information and I outline my response below.

Condition 4 'Landscaping'

The following information has been submitted for consideration in respect of this condition:

- Drawing 1072/100 Rev H stamped as received by the City Council, as Local Planning Authority, on the 9 June 2016

The above information is acceptable in principle. The approved scheme shall be implemented not later than 12 months from the date the buildings are 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.

No further action at this stage

Condition 5 'Ground condition'

The following information has been submitted for consideration in respect of this condition:

- Phase 1 desk study (ref SS/018883) prepared by Capita Symonds stamped as received by the City Council, as Local Planning Authority, on the 15 May 2015
- Calibration certificates stamped as received by the City Council, as Local Planning Authority, on the 26 February 2016

The above information has been considered by the City Council. The following additional information needs to be submitted for consideration:

- (i) Provision of a detailed remediation strategy to include the specific details with regard to the proposed gas protection measures.

After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by the City Council.

Condition 5 is not formally discharged

Condition 14 'Acoustic Insulation'

The following information has been submitted for consideration in respect of this condition:

- Acoustic report prepared by Leema Technologies dated 24 July 2015 (ref. DRUK/ACC/RS/WCCDCM/2454.1) stamped as received by the City Council, as Local Planning Authority, on the 6 October 2015

The above information is considered to be acceptable. The development must now be carried out in accordance with the recommendations of the report.

Condition 14 is now formally discharged

Condition 18 'Surface Water'

The following information has been submitted for consideration in respect of this condition:

- Letter from Build vision consulting engineers dated 14 May (ref. 1139/SJG/PG) stamped as received by the City Council, as Local Planning Authority, on the 15 May 2015;
- Mirco drainage details stamped as received by the City Council, as Local Planning Authority, on the 15 May 2015;
- Drawings 1139-700 Rev P1, 1139-90 Rev P2, 1139-702 Rev P1, 1139-701 Rev P1, 1139-905 Rev P2, 1139-904 Rev P2 and 1139-901 Rev P2 stamped as received by the City Council, as Local Planning Authority, on the 15 May 2015.

As some houses are at a lower elevation than the road, and micro drainage calculations shows flooding for 100 year event plus 30% climate change, clarification of how the flood water will be managed on site needs to be provided in order to avoid flooding of these properties.

Condition 18 is not formally discharged ✓

I trust this information is of some assistance to you. Should you require anything further please do not hesitate to contact **Jennifer Atkinson**.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Sue Wills', written in a cursive style.

Sue Wills

**Principal Planning Officer
Development Management Team North**

