06/08/2026
2141-3-STATUTORY-PLANNING-Conditions Cover Letter_01

ONLINE ONLY

Project Name:	**Plot 3.3 - Brotherton House**
Project No:	**18704 (internal ref; 2141-3)**
Subject:	**Planning Conditions for 144656/FO/2025**
Date:	**06.08.2026**

Please find attached relevant supporting information to discharge pre-commencement and prior to above ground planning conditions for approved application number; 144656/FO/2025.

- Pre-commencement
    - Condition 4b – Construction Management Plan
        - *NW209 Condition 4b - CEMP Brotherton Rev0*
    - Condition 7a – Preliminary Risk Assessment
        - *SITE_INVESTIGATION_REPORT_AND_REMEDIATION_METHOD_STATEMENT*
    - Condition 10 – Surface Water Drainage
        - *3323-02-CIV-XX-XX-M3-C-30002_3.3 Drainage_Sitewide*
        - *18704-CIV-XX-XX-D-C-20003_ EXTERNAL DETAILS*
        - *18704-CIV-XX-XX-D-C-30001_PROPOSED DRAINAGE*
        - *18704-CIV-XX-XX-D-C-30003_EXCEEDANCE FLOW*
        - *18704-CIV-XX-XX-D-C-30004_PROPOSED IMPERMEABLE AREAS*
        - *18704-CIV-XX-XX-D-C-30005_EXISTING IMPERMEABLE AREAS*
        - *18704-CIV-XX-XX-D-C-30010_manhole schedule*
        - *18704-CIV-XX-XX-D-C-30011_manhole schedule*
        - *18704-CIV-XX-XX-D-C--31001_DRAINAGE STANDARD DETAILS SHEET 1*
        - *18704-CIV-XX-XX-D-C--31002_DRAINAGE STANDARD DETAILS SHEET 2*
        - *18704-CIV-XX-XX-D-C--31003_DRAINAGE STANDARD DETAILS SHEET 3*
        - *18704-CIV-XX-XX-D-C--31004_DRAINAGE STANDARD DETAILS SHEET 4*
        - *18704-CIV-XX-XX-D-C--31005_DRAINAGE STANDARD DETAILS SHEET 5*
        - *Wavin AquaCell Core R Data Sheet*

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Cont.

- Prior to Above Ground
    - Condition 5b – Local Benefits
        - *Condition 5b Brotherton local labour pre commencement*
        - *Condition 5b Phase 1 Residential Plots Scoping Workshop (04.06.26)*
    - Condition 13a and 14a – Acoustic Treatments and Insulation
        - *18704-HML-XX-XX-T-O-5002 P01 Condition 13a and 14a*
    - Condition 34 – AHS
        - *Brotherton - Affordable Housing Statement*

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