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Discharge of Planning Condition

Application 1

For: SSG Sustainable Living

Regarding: 239 Dickenson Road
Longsight
Manchester
M13 0YW

Planning Approval Ref: 145321/FO/2026

Date: August 2026
Revision: Original
Surveyor: Mark Newman BSc MRCS
File Ref: 24028

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Introduction

1.0 Background

1.1.1 Application 145321/FO/2026 was approved with condition by Manchester City Council, on 16th April 2026.

1.1.2 The application description is:

CHANGE OF USE TO CREATE 18NO. SELF-CONTAINED RESIDENTIAL UNITS FOR SHORT STAY HOMELESSNESS ACCOMMODATION (SUI GENERIS), WITH ASSOCIATED ACTIVITY ROOM AND OFFICE TOGETHER WITH THE PART RETROSPECTIVE ERECTION OF A TWO-STOREY SIDE EXTENSION, TWO DORMER ROOF EXTENSIONS TO THE REAR, THE PROVISION OF EXTERNAL STEPS AND WHEELCHAIR PLATFORM LIFT; ELEVATIONAL ALTERATIONS TO WINDOWS, DOORS AND FRONT DORMER AND THE CONSTRUCTION OF CYCLE AND BIN STORES. ASSOCIATED CAR PARKING MARKINGS AND SOFT LANDSCAPING.

2.0 Summary

2.1.1 This document accompanies an application to discharge the conditions set out in the table below, with our comments to the right. The documents and information required to discharge the conditions are included to the rear and are and to the rear and labelled accordingly.

No	Condition	Comments
3	Within 1 month of planning permission hereby granted, samples and specifications of all materials to be used on all external elevations of the development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed materials.	Materials are confirmed within this document, with manufacturer's PDF's included for relevant materials.
4	Within 1 month of planning permission hereby granted, a Construction Management Plan outlining working practices during development shall be submitted to and approved in writing to the City Council as Local Planning Authority. For the avoidance of doubt, the Construction Management Plan should include: • Measures to control noise and vibrations. • Dust suppression measures. • Location, removal, and recycling of waste.	The CMP is included in the relevant section of this document.

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No	Condition	Comments
	• Detail of an emergency contact telephone number. • Parking of construction vehicles; and • Sheeting over construction vehicles. The development shall only be carried out in accordance with the approved Construction Management Plan.	
9	Notwithstanding details submitted, the development hereby approved not become operational until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse, has been submitted to and approved in writing by the City Council as Local Planning Authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.	Refer to site plan drawing (03revC) for position and elevations and included bins and completed Waste Management Plan. An example photograph is also included. It is proposed that the cycle and bin stores will be constructed bespoke, using 100 x 100mm structural corner posts, and clad with 100 x 25mm pressure treated timber installed horizontally in a hit and miss pattern, with 25mm gaps between the planks. A mineral felt covered flat roof will be provided over the same, with lockable double doors. This is to avoid an overbearing metal structure in a semi-residential setting; thus it is designed to look more like a domestic shed. Please advise if further information is required.
12	Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of an electric vehicle charging point has been submitted to and approved by the City Council as Local Planning Authority.	An electric vehicle charging point will be installed on the outside of the cycle store, supporting an EV parking in the accessible parking bay. Site plan drawing 03 revision C included for item 9 and 13. Details of the proposed charger are included in the appropriate section in this document.
13	Within 2 months of the date of this decision and notwithstanding details submitted, a revised and more detailed landscaping scheme, shall be submitted to and approved in writing by the City Council as Local Planning	Further details of landscaping are shown on drawing 03 revision C) the site plan, including planting species and materials.

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No	Condition	Comments
	Authority. The approved scheme shall be implemented not later than 12 months from the date the building is 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.	Please confirm if other details are required.
15	Prior to first operation, details of on-site security measures to reduce crime risk shall be submitted and approved. Scheme to include CCTV coverage, security improvements, and details of a 24-hour contact displayed at the site. Use only implemented in accordance with agreed details.	Refer to site plan drawing 03 revision C, which shows positions of CCTV, and access controls to site entrance gates. Per the originally submitted management plan, the staff is staffed 24h with a minimum ratio of 1:9. The originally submitted Planning Statement also details proposed access control to the site.

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Condition 3: a) Bricks for Extension

Ibstock Class B 65mm Red Semi Engineering Bricks

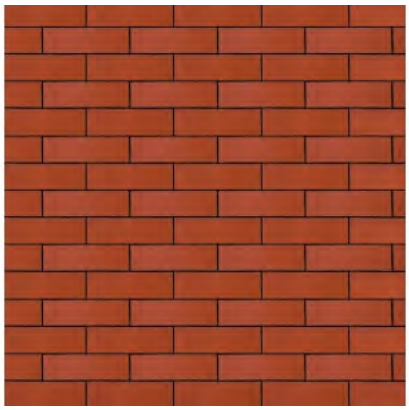
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Ibstock Class B Red 65mm Atlas Engineering Brick

388466

Be the first to review this product



Hover Over to Zoom In

NEW

RETAIL PRICE

£0.80 EACH

UNLOCK 15% OFF

£0.68 INC. VAT

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Delivery

Enter postcode for local availability

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4Trade Builders Tub Black 73 Litre

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Samsung Series 4 Oven Dual Cook Black -...

£469.00 INC. VAT



Simpson Strong-tie C2KS Wall Starter Kit 2236mm

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Overview

A premium-quality, high-strength clay engineering brick manufactured by Ibstock at the Atlas factory. Combining a minimum compressive strength of 60N/mm2 with low water absorption, this vertically perforated, smooth wirecut red brick is engineered to deliver exceptional structural integrity and frost resistance in the most demanding environments.

Unlike standard, dull, or purely industrial Class B bricks, the Atlas factory utilises an advanced extruded wirecut method with uniform clay composition to give it a clean, smooth red appearance.

clean aesthetic of the Atlas Red allows it to be used continuously from the deep foundation straight up into visible areas (like exposed retaining walls or paths), saving on both material mixing and labour time.

The Atlas brick boasts incredibly tight dimensional consistency.

View less

Technical specification

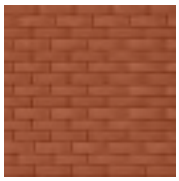
Soluble Salts	S2	Height	102mm
Length	215mm	Width	65mm
Colour	Red	Colour Family	Reds
Suitable for	Ideal for DPC, groundworks & retaining walls	Compressive Strength	High
Water Absorption Rating	>7% to 9%	Texture	Smooth
Type	Engineering bricks	Made To Order	N
Brand Name	Ibstock		

Reviews

Be the first to review this product. Write a review

Related products

Quick view



NEW

Ibstock Atlas Smooth Red 65mm Pack of 552

Enhance your construction

Show More

£821.38 per pack (Inc. VAT)

Quick view



NEW

Imperial Olde Reclamation Shire Brick 65mm Pack of 650

The Imperial Olde Reclamation

Show More

£1,216.80 per pack (Inc. VAT)

Quick view



NEW

Ibstock Brick Anglian Beacon Sahara

Transform your upcoming

Show More

£3.26 each (Inc. VAT)



NEW

Raeburn Brick Clay C Brick 73mm

Build with confidenc

Show More

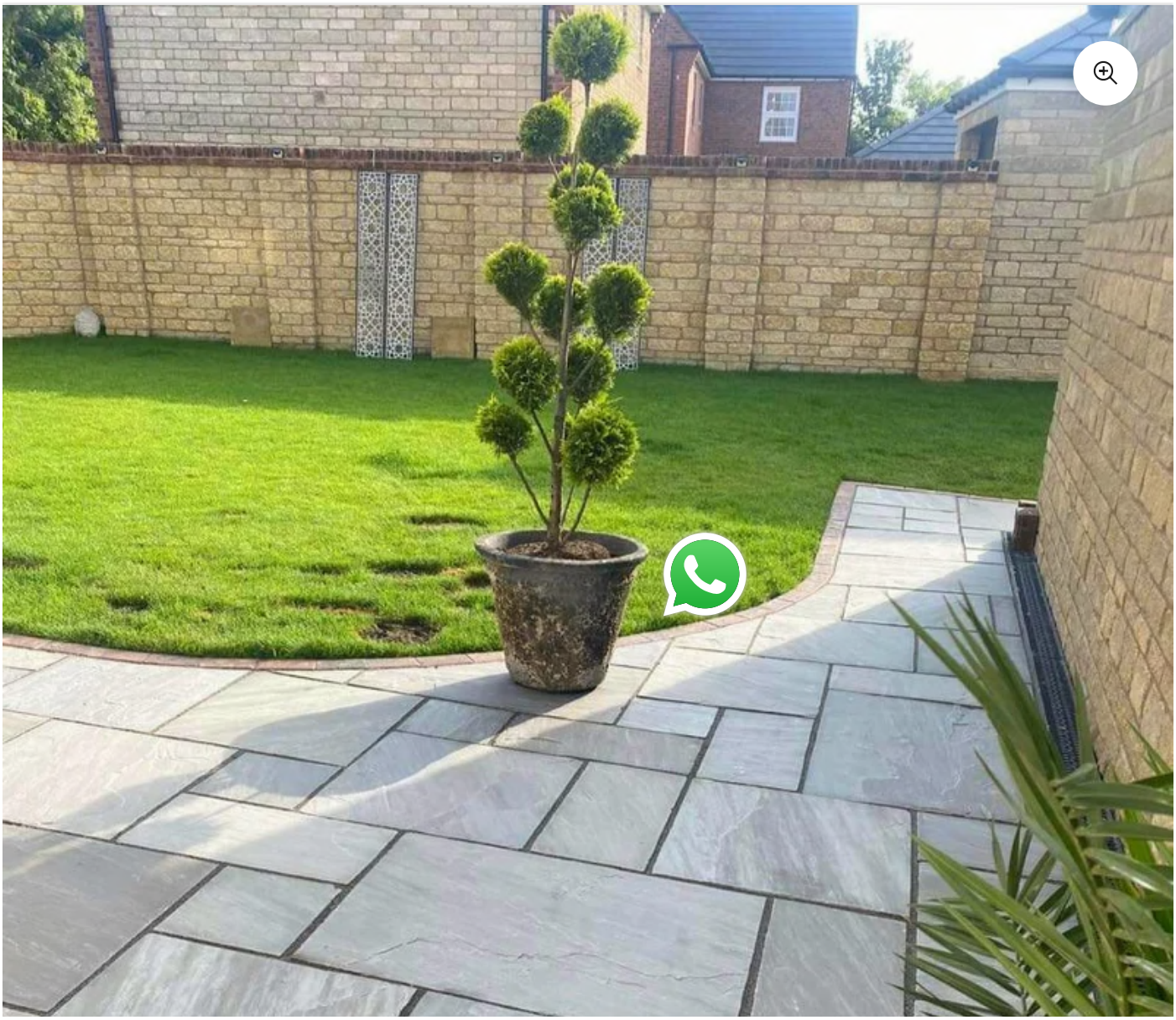
£1.49 each (Inc. VAT)

Related items

Condition 3: b) Stone Pavings for Steps

Kandla Grey Indian Sandstone Pavings - Riven

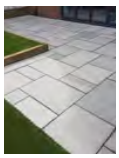
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KANDLA GREY INDIAN SANDSTONE PAVING SLABS - RIVEN - PATIO PACK - 22MM

£349.00 ~~£400.00~~

VAT included and Free Delivery in UK.

Pay in 3 interest-free payments of £86.33 with PayPal . Learn more

9.50 sqm - £27.26/m2 incl. VAT	Quantity 0 2 In stock	**Price** ~~£289~~ **£259**
15.25 sqm - £22.88/m2 incl. VAT	Quantity 0 5 In stock	**Price** ~~£400~~ **£349**
18.95 sqm - £21.89/m2 incl. VAT	Quantity 0 7 In stock	**Price** ~~£480~~ **£415**

Total unit: 0 **Total price: £0** ADD TO CART

FREE* Standard Nationwide Delivery Irrespective of Postcode.

Delivery between 2 to 5 working days.

DESCRIPTION +

SPECIFICATION AND DIMENSIONS −

Material	Sandstone (CE Certified)
Suitable	Outdoor
Surface	Naturally Riven
Edges	Hand Cut, Natural
Thickness	22mm Calibrated
Weathering	Maintains Colour
Resistance	Slip & Frost
Weight	Nominal 1000 kgs.
Tolerance (Size & Thickness)	+/- 3 mm

Large Pack

Slab Size (MM)	TOTAL PCS/PACK
900X600	16
600X600	16

Condition 3: c) Rainwater Goods

FloPlast 112mm Black Half Round Gutters

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ay Delivery
item orders

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Huge Stock Of Quality Brands
Competitively priced, next day!

Pro-Trade Credit Account Powered by iwoca Pay

FloPlast Half Round Gutter - 112mm X 3mtr Black

RG3B

From 120 reviews



Click or tap the image to open in fullscreen



£10.46 inc.VAT
£8.72 ex.VAT

Save up to 8%

Quantity	exVAT	Saving
1-11	£8.72	0%
12-23	£8.37	4%
24-29	£8.20	6%
30+	£8.02	8%

1 + Add to Baske

Code	RG3B
EAN Code	5055149900358
Weight (kg)	2.108000
Width	112mm
Brand	FloPlast
Colour	Black
Dimension	52mm (H) x 112mm (W) x 3000mm (L)
Guarantee	10 Years Manufacturers
Length	3mtr
Height (mm)	52mm
Material	PVC-u
Pack Size	Single
Specification	BS EN 12200 / BS EN 607
System Size	112mm

Condition 3: d) Hardie VL Plank

Location: Front oriel bay window, and rear dormer
Colour: Light Mist
Texture: Cedar

© Building Sense Limited



Hardie® VL Plank
Light Mist

JamesHardie™

Hardie® Plank

Hardie® VL Plank

Contents

06 It's Possible™
08 Introducing the Hardie® Plank products
10 Create interest with installation styles
12 Choose long-lasting colour
14 The finishing touch
16 Design flexibility
20 Home renovations
24 Future-proof your home
26 Information & inspiration

We all have a dream for our home and with James Hardie, It’s Possible™

If you’re looking for a versatile, low maintenance with a natural and beautiful texture, look no further than **Hardie®** fibre cement cladding. It’s the facade of choice for builders, architects and homeowners alike, protecting and beautifying millions of homes worldwide.

- **Most natural look with premium colour range**
- **Low maintenance thanks to unique ColourPlus™ Technology finishes**
- **At least 20 % faster installation**

15 Year
Warranty





Hardie® Plank overlap installation in Light Mist



Hardie® VL Plank horizontal installation in Light Mist

Introducing the Hardie® Plank products

Hardie® Plank products include two profiles, made from advanced material fibre cement. With an A2-s1, d0 fire rating, our boards are non-combustible and offer the best fire protection possible for any coloured facade board.

Hardie® Plank fibre cement cladding



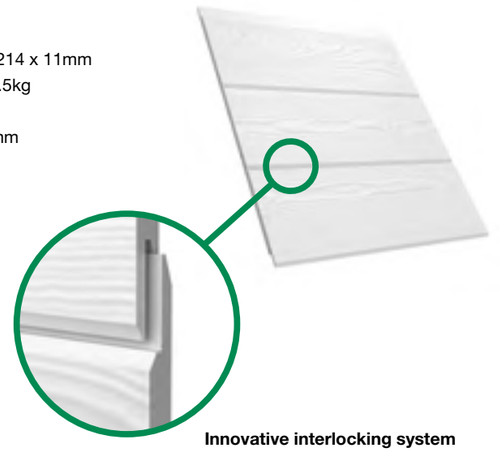
Dimensions: 3600 x 180 x 8mm
Weight per piece: 7.4kg
Pieces per m²: 1.85
Visible surface: 150 - 180mm
Colours: 21
Textures: Cedar and Smooth



Hardie® VL Plank fibre cement cladding



Dimensions: 3600 x 214 x 11mm
Weight per piece: 10.5kg
Pieces per m²: 1.52
Visible surface: 182mm
Colours: 8
Textures: Cedar



BBA Certified
Hardie® cladding has been assessed by the British Board of Agrément and has been awarded BBA certificate number 04/4147.

Innovative interlocking system
Hardie® VL Plank profiles offer hidden fixing, thanks to our innovative tongue and groove system that does not require any additional accessories for fixing and can easily be nailed.

Create interest with installation styles

Installation is quick and easy, offering maximum flexibility with options to fit our boards horizontally, vertically, ship-lapped or open jointed.

Hardie® Plank cladding
Create a classic finish with Hardie® Plank boards in horizontal lap, vertical hit and miss or open joint styles, playing around with different colours and textures.



Hardie® Plank cladding
vertical hit and miss



Hardie® Plank cladding
horizontal overlap

Hardie® VL Plank cladding
The seamless interlock of Hardie® VL Plank cladding epitomises architectural modern design, perfect for both horizontal and vertical installation. The clip-less system is 20% faster to install than comparable interlock solutions.



Hardie® VL Plank cladding
horizontal installation



Hardie® VL Plank cladding
vertical installation

Choose long-lasting colour

The **Hardie®** fibre cement range is available in two textures and a variety of vibrant colours using **ColourPlus™** Technology – our multi-coat, baked-on finish that gives a durable, fade-resistant finish that lasts for years to come. Combining distinct beauty and high performance in a way that no other finish does.

- 21 colours for **Hardie® Plank** cladding
- 8 colours for **Hardie® VL Plank** cladding
- Unique **ColourPlus™** Technology finishes

Textures



Cedar



Smooth

Colours

■ **Hardie® Plank** ● **Hardie® VL Plank**



Arctic White ■ ●



Sail Cloth ■ ●



Light Mist ■ ●



Grey Slate ■ ●



Anthracite Grey ■ ●



Midnight Black ■ ●



Cobble Stone ■



Woodland Cream ■



Soft Green ■



Pearl Grey ■



Monterey Taupe ■



Khaki Brown ■ ●



Heathered Moss ■



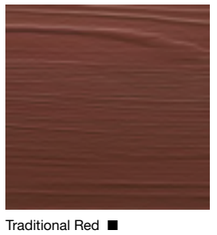
Mountain Sage ■



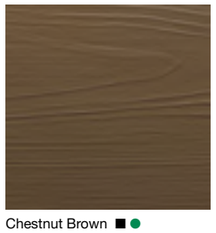
Boothbay Blue ■



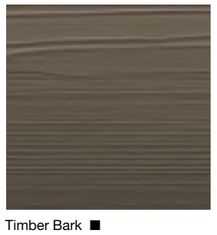
Evening Blue ■



Traditional Red ■



Chestnut Brown ■ ●



Timber Bark ■



Rich Espresso ■



Iron Grey ■

Our colour palette has been developed with leading industry experts and is bespoke to cladding products from James Hardie.

The finishing touch

Trim is that final touch that completes your home’s design. Accentuate corners, columns, doors, windows and more with our complementary trims.



Hardie® NT3® Trim fibre cement profile
for exterior corners:
Dimensions: 3655 x 90/140 x 25mm



Hardie™ Plank MetalTrim™ profile
for exterior corners:
Length: 3000mm



Hardie® NT3® Trim profile
for interior corners:
Length: 3000mm



Hardie™ VL Plank 2-Part profile
for exterior corners:
Length: 3000mm

Condition 3: e) Windows

Manufacturer: Rehau
Colour: Simply White
Profile: TOTAL70

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Engineering progress
Enhancing lives

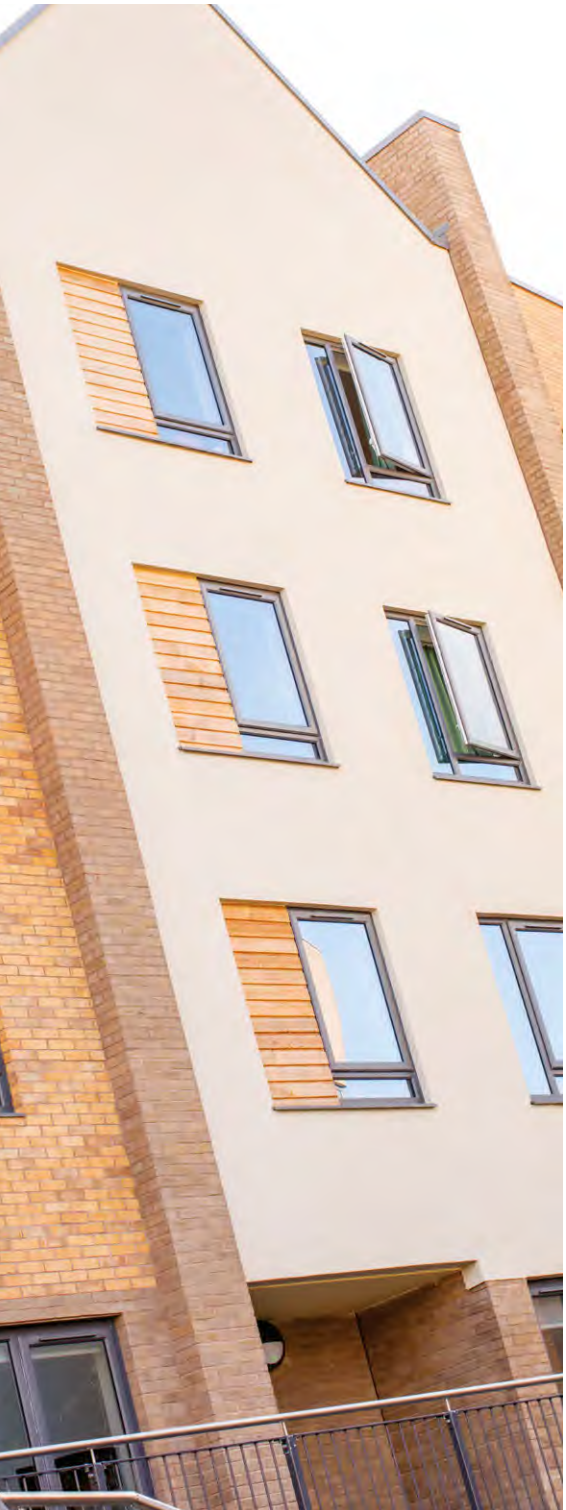
Specifier Guide

For windows, doors and curtain walling

REHAU

Casement Windows TOTAL70

REHAU PVCu Casement Windows offer a comprehensive range of window styles, suitable for all types of buildings. All provide exceptional levels of energy efficiency as well as a choice of aesthetics.



Characteristics
The REHAU TOTAL70 window system comprises a range of multi-chambered profiles that are designed to meet the requirements of the new build, commercial and domestic refurbishment markets.

Within the system there is a choice of profile designs. REHAU TOTAL70C is a chamfered system resembling a traditional 'putty line' finish. The chamfered system is simple yet elegant, helping to create our beautiful contemporary frames.

REHAU TOTAL70S is a suite of fully sculptured profiles offering heightened style to both modern and traditional properties.

The two systems are fully compatible and supported with a full range of ancillary profiles for all installation requirements.
Both designs are available in a range of foil laminate options for complete personalised profile design. Our complete range of foil laminate options can be seen on our colour page or the REHAU Colour Brochure.

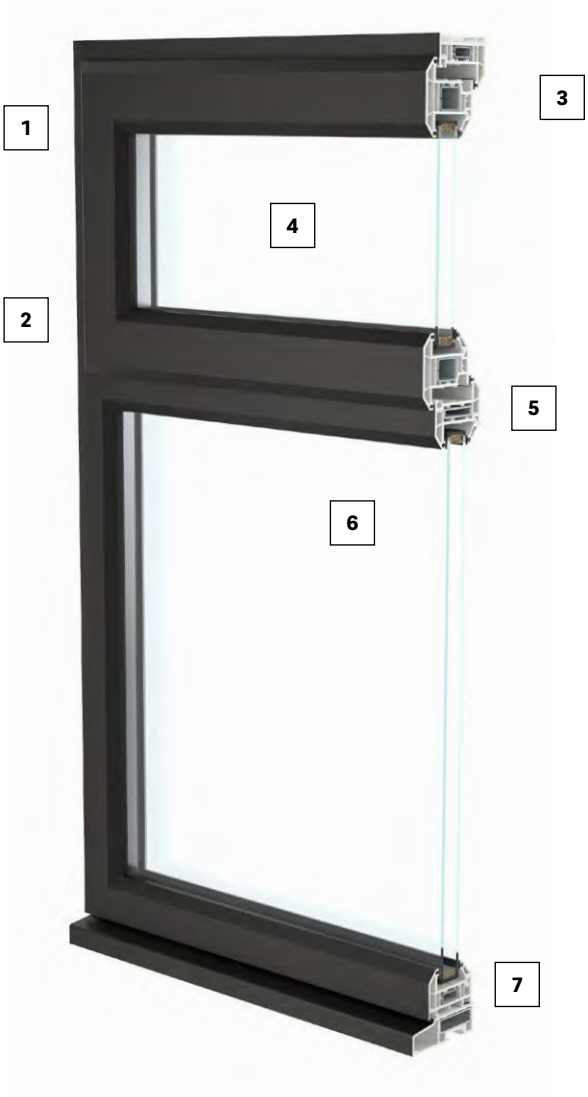
The TOTAL70C system is available with a co-extruded profile made up of 75% post-consumer waste and boasts severe weather performance credentials and unparalleled technical, thermal and noise reduction efficiency



REHAU TOTAL70c Casement Window (Chamfered)

1. Larger reinforcement chambers allow for additional strength / rigidity when necessary
2. Optional features include a part sculptured T Sash
3. Ideal replacement for British timber Casement Windows due to 70mm depth
4. 4mm to 44mm double or triple glazing
5. Wide range of styles and combinations eg. French, Bay and Bow windows
6. Can achieve U-Values of 0.8 W/m²K using the triple glazed Argon sealed units.
7. Complies with Building Regulations

Feature	Specification
Profile depth	70mm
Maximum window size	900 x 1500mm (Side Hung)
	1300 x 1000 (Top Hung)
Thermal performance	Can achieve 0.8 W/m²K
Maximum sash weight	40kg
Glass width	4 – 44mm
Accreditations	See page 60

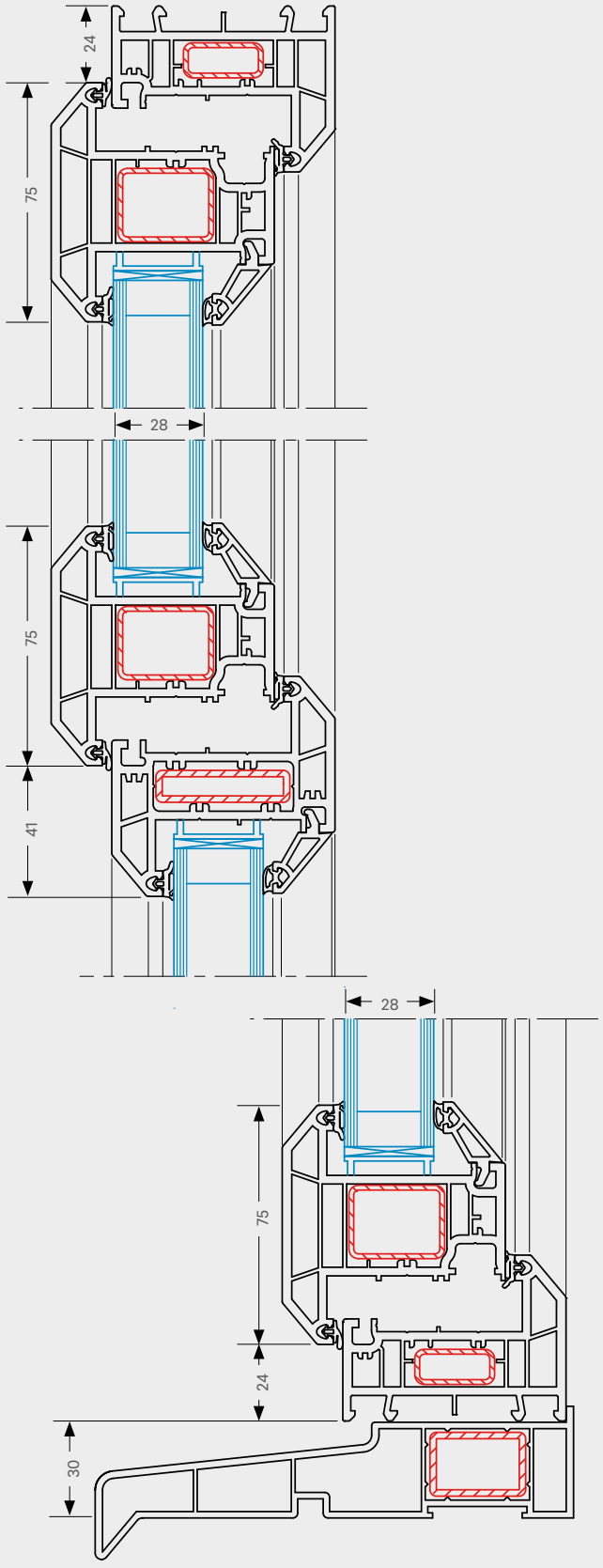




Exceptional levels of energy efficiency as well as a choice of aesthetics.

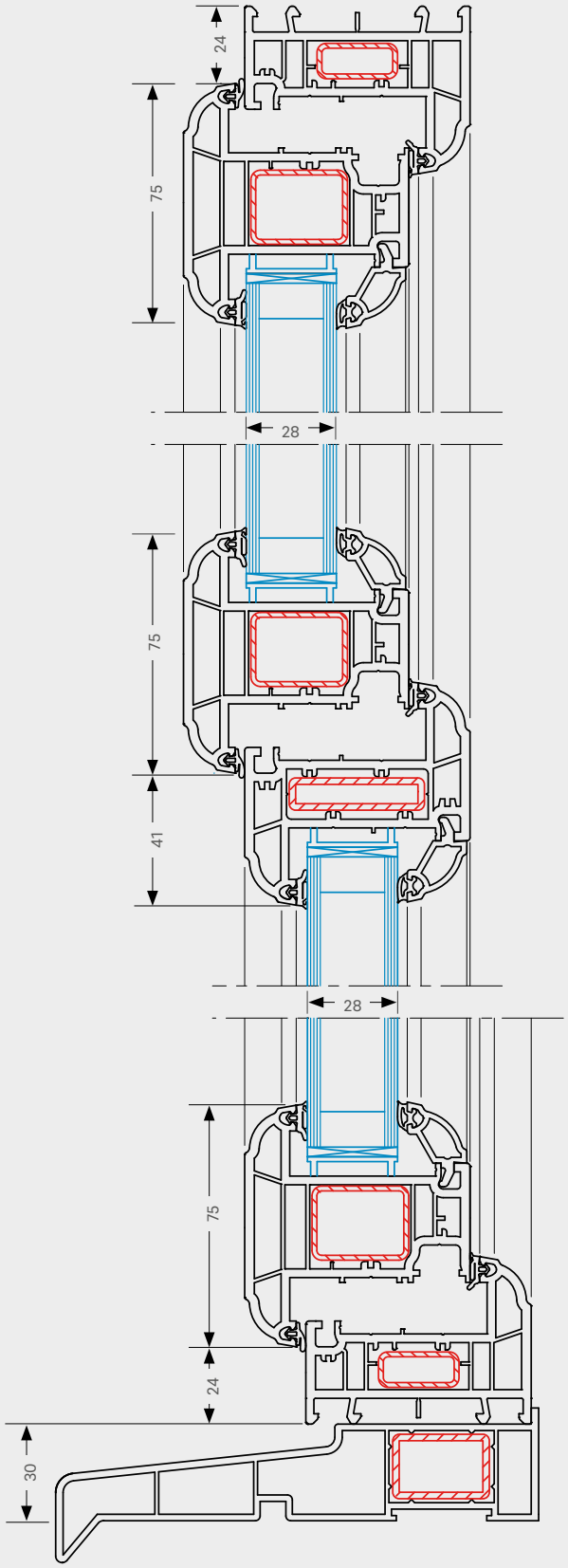
Casement Windows TOTAL70

Below: Vertical Section (Chamfered)

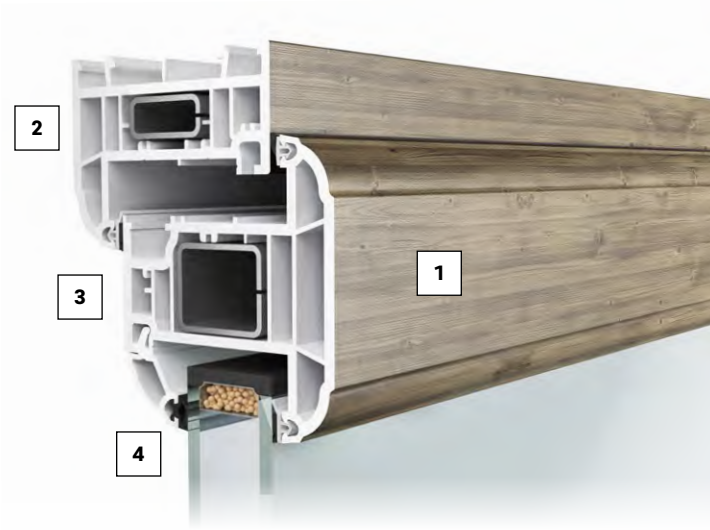


Detailed drawings are available on request

Below: Vertical Section (Sculptured)



Detailed drawings are available on request



REHAU TOTAL70S Casement Window (Sculptured)

1. Interchangeable profiles allow for multiple style combinations to be manufactured
2. Fully sculptured detail for enhanced style to both modern and traditional properties
3. Optional features include run through sash horn, clip-on Georgian bars and various glazing bead style options
4. Various combinations of fixed and opening sections make this window extremely versatile

Colour

From timeless hues to statement shades



Our four collections offer a rich array of colours that meet the aesthetic desires of architects and the distinctive ideas of each and every homeowner.

Twenty two solid and woodgrain laminate finishes are available from timeless hues in Clotted Cream and Chartwell Green to contemporary expressions in different shades of grey and statement colours like Ruby Red.

All foil finishes provide high performance in different weather conditions without colour deterioration or fade. PVCu windows and doors are now not only a sensible and sustainable solution, but they're also a source of inspiration and an expression of colourful desires!

Explore the colour collections below...

The Contemporary Collection

Elephant Grey
(Grained)
Renolit
02.11.71.000047–116700
Similar to RAL 7001

Basalt Grey II
(Smooth)
Renolit
02.11.71.000039–809700
Similar to RAL 7012

Slate Grey
(Grained)
Renolit
02.11.71.000040–801300
Similar to RAL 7015

Slate Grey
(Smooth)
Renolit
02.11.71.000040–801300
Similar to RAL 7015

Anthracite Grey
(Grained)
Renolit
02.11.71.000041–116700
Similar to RAL 7016

Anthracite Grey
(Smooth)
Renolit
02.11.71.000041–808300
Similar to RAL 7016

Midnight Black
(Matt)
Renolit
02.20.01.000002–504700
Similar to RAL 9005

Black Brown
(Grained)
Renolit
02.11.81.000101–116700
Similar to RAL 8022

The Timeless Collection

Simply White
(Grained)
Continental F456-5053
Similar to RAL 9010

Clotted Cream
(Grained)
Continental F456-5054
Similar to RAL 9001

Chartwell Green
(Grained)
Renolit
02.11.61.000029–101100

Pearl Grey
(Grained)
Renolit
02.20.71.000005–116700
Similar to RAL 7038

The Traditional Collection

Irish Oak
(Grained)
Renolit 9.3211 005–114800

Turner Oak
(Grained)
Continental F470-3001

Golden Oak
(Grained)
Renolit 9.2178 001–116700

Walnut
(Grained)
Renolit 9.2718 007–116700

Dark Oak
(Grained)
Renolit 9.2052 089–116700

Rosewood
(Grained)
Renolit 9.3202 001–116700

Mahogany
(Grained)
Renolit 9.2065 021–116700

The Statement Collection

Ruby Red
(Grained)
Renolit
02.11.31.000013–116700
Similar to RAL 3011

Racing Green
(Grained)
Renolit
02.11.61.000009–116700
Similar to RAL 6009

Steel Blue
(Grained)
Renolit
02.11.51.000033–116700
Similar to RAL 5011



Condition 3: f) Doors

Manufacturer:	Record
Material:	PPC Aluminium
Colour:	Gunmetal Grey
Profile:	System 20

© Building Sense Limited

record system 20

the trend-setting automatic door system



record
your global partner for entrance solutions

system 20



system 20

record

your global partner for entrance solutions

record system 20 – Features

The record system 20 is the first automatic door system featuring interactive communication, simplified commissioning, intuitive control and greatly enhanced operational safety and reliability.

Qualities

The record system 20 supplies the basis of our automatic door drives. It enables us to provide a wide range of models for the market, all of which are based on this system and use the same components, modified to suit the needs of the individual customer. The result is quicker assembly and lower service and maintenance costs.

The record system 20 fulfils 2006 / 42 / EG industrial guidelines for machines, DIN 18650 as well as meeting all relevant national and international norms and standards.

Standard Applications

The record system 20 covers practically the entire range of applications: single and twin leaf standard sliding doors, elegant two and four leaf telescopic sliding doors, even graceful curved and round sliding doors, record's original angled sliding doors, as well as space-saving folding doors: all these are based on the record system 20.

Special Applications

For special applications there is an abundance of models available. The record system 20 range of products is also available for escape routes or specially equipped for specific applications.

Your Benefits

The record system 20 is the very latest generation in automatic door systems. In addition to the qualities for which record has become legendary, i.e. exceptionally low-noise operation and typical Swiss quality, the innovative features of the record system 20 make it the market leader from the technological point of view.

Maintenance and Inspection

We have 29 subsidiaries in more than 50 countries and about 700 skilled service technicians whose training is a permanent part of our program.

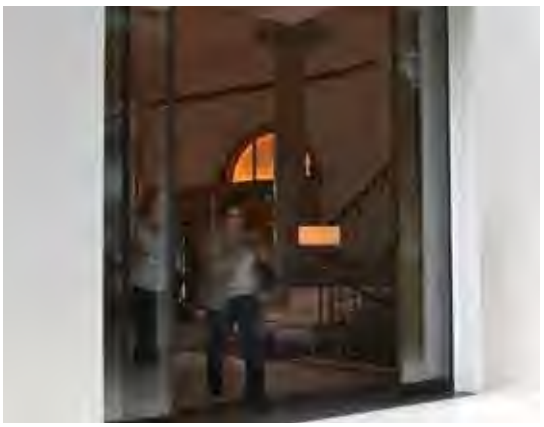
Service and maintenance contracts, tailor-made to suit the needs and circumstances of the customer, ensure that your installation functions smoothly and retains its value for many years to come.

Our hotline staff are ready to provide advice and practical support; they can dispatch the nearest record service technician immediately to your location. This guarantees rapid support for you also effectively reduces unnecessary waiting time.

















system 20

record
your global partner for entrance solutions

record system 20 – Qualities

The record system 20 enables the construction of a vast range of door models. Designed using modular construction principles, it can be adapted to suit the widest range of conditions and yet is largely based on the same components. This shortens installation time and reduces service and maintenance costs.





Mechanics

The absence of noise is the most striking feature of record automatic doors. Our combination of short, low-momentum toothed belts, rollers made from hard-wearing, low-noise plastic, acoustically decoupled running tracks, guide pulley wheels with ball bearings and door leaf guides with specially developed guide profiles all contribute to an exceptionally quiet running door.

Electronics

The record system 20 components can communicate with one another interactively, which, among other things, enhances safety and security. The ability of drive, sensors and remote to communicate enables continuous monitoring of component status. The operational status of the door system and its individual electronic components also continuously undergo plausibility checks. Thanks to its learning capacity, the potential of the unit to malfunction is reduced to a minimum.

Doors can be operated using a remote control featuring a graphic display with background lighting, and easy-to-use, menu-led navigation with text in the language of your choice; if required, an additional key operated switch is available.

Design

For the record system 20, there are 20 mm thick aluminium profiles available for 10 mm thick single glazed leaves, or 32 mm thick profiles suitable for 24 mm thick insulating glass to allow the greatest possible transparency. Even profiles of other manufacturers up to 65 mm can be fitted. Both profiles and drive unit cover can be anodized or powder-coated.

Drive unit heights for both the normal, DUO and RED versions are available in either 108 mm or 150 mm; 200 mm for the STA 20-200 and STA 22 reinforced models. The drive unit can be fitted to the lintel, freestanding or integrated in the ceiling.

	Linear standard-sliding door		Linear telescopic sliding door	
				
Door type	E-STA (one leaf)	D-STA (two leaves)	E-TSA (two leaves)	D-TSA (four leaves)
Opening width	800 – 3000 mm	800 – 3000 mm	800 – 3000 mm	1200 – 4000 mm
Clear height of passage	3000 mm	3000 mm	3000 mm	3000 mm
Max. door leaf weight	1 x 150 kg	2 x 120 kg	2 x 90 kg	4 x 80 kg
DUO / RED model	1 x 150 kg	2 x 150 kg	2 x 120 kg	4 x 90 kg
Reinforced (20-200 / 22)	1 x 200 / 1 x 250 kg	2 x 150 / 2 x 200 kg	2 x 130 / 2 x 170 kg	4 x 90 / 4 x 130 kg
Recommended application	single leaf door automation for tight spaces	for most normal applications	for maximum width of passage in tight spaces	for elegant entrances and generous width of passage

*recommended maximum value









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your global partner for entrance solutions

record system 20 – Standard Applications

The record system 20 provides the right product for every application. Whether you require one of our highly versatile sliding doors, standard or telescopic, curved or angled, or one of our space-saving folding doors that fits into the tightest of spaces, record system 20 can deliver all of this and more.





Linear Sliding Door

Single or two leaf standard sliding doors can typically be seen wherever automatic sliding doors are required. Standard sliding doors have an opening width of 800 to 3000 mm, and the strongest model takes door leaf weights of up to 2 x 200 kg. Equally attractive and reliable, but more impressive in construction and range of motion, are our two or four leaf telescopic sliding doors. Thanks to their narrower door leaves, they require about 30 % less space compared to standard sliding doors, and can cover particularly large opening widths of up to 4000 mm.

Radial Sliding Door

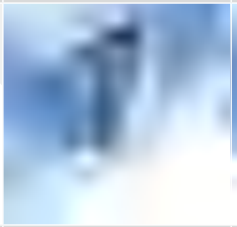
Radial sliding doors are ideally suited to lending any façade a real touch of style. They provide the unsurpassed elegance of a revolving door, but are less complex and far more flexible with regard to looks. This type of door can be integrated into virtually any curved space, and be curved inwards or outwards.

Angled Sliding Door

This is a highly original design, eye-catching and unusual. Angles are available between ≥90° up to <180° and can open inwards or outwards.

Folding Door

Folding doors are necessary when the full width of entrance has, if possible, to be used. They are simple to retrofit, and integrate well into existing entrances. Typical applications for the record FTA 20 can be found in gastronomy, in the passage to the pantry, for example, or from the kitchen to the dining area, but a recent trend is to use the door to implement no smoking laws by separating non smokers from newly set up "smoking lounges".

	Radial sliding door	Angled sliding door	Folding door
			
Door type	One or two leaves	Two leaves	Two or four leaves
Opening width	800 – 3000 mm	800 – 3000 mm	800 – 2000 mm
Clear height of passage*	3000 mm	3000 mm	2500 mm
Door leaf weight max.	1 x 200 or 2 x 100 kg	2 x 120 kg	2 x 37.5 or 4 x 37.5
as DUO / RED model	1 x 250 or 2 x 200 kg	2 x 200 kg	–
Recommended application	for elegant entrance solutions	for impressive entrances	for tight spaces and simple retro-fitting

*recommended maximum value











system 20

record
your global partner for entrance solutions



system 20

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Condition 3: g) Roof Tiles

Manufacturer:	Quinn
Model:	Western
Colour:	Slate Grey

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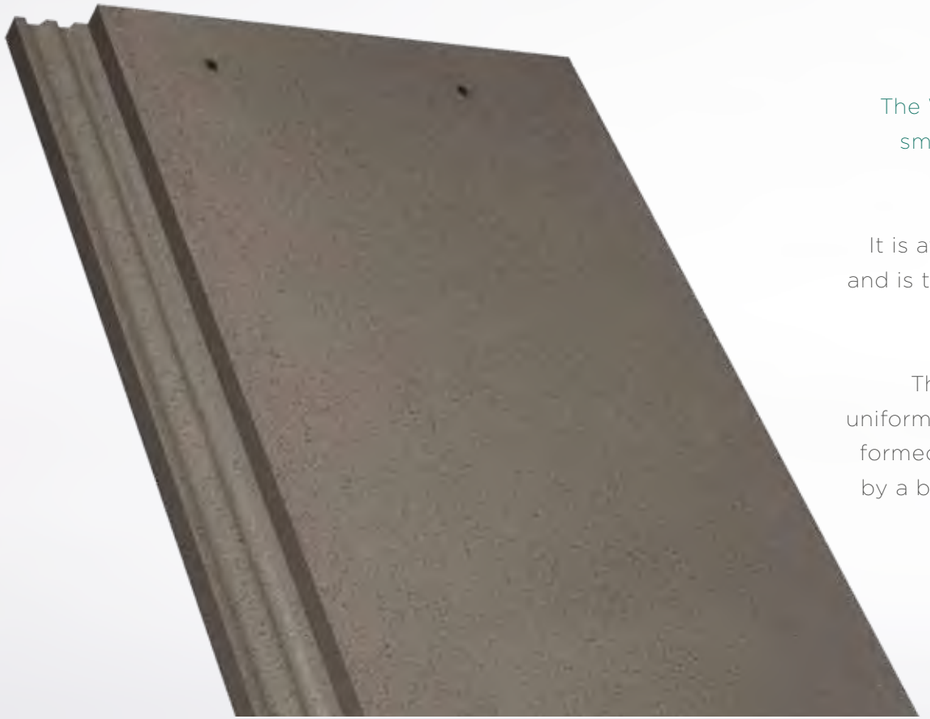
QUINN ROOFTILES

OUTSTANDING QUALITY, CHARACTER & STYLE



TRADITIONAL RANGE

WESTERN



The Western is our original flat, smooth surfaced interlocking design tile.

It is available in multiple colours and is the obvious choice for cost effective projects.

The Western tile maintains a uniform appearance with machine formed edges that are enhanced by a broken bond laying pattern.

192 Tiles Per Pallet

Colours

Slate Grey

Graphite

Clay Red

Turf Brown

Rustic Mix



RIDGETILES

Quinn Rooftiles supply a large range of concrete ridge tiles suitable for any application.



Universal Angle Ridge



1/2 Round Ridge



Universal Mono Ridge



Duo Block End - Half Round



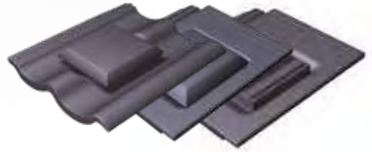
Duo Block End - 1/2 Angle Ridge

Colours

Available in all corresponding colours of our roof tile ranges

ACCESSORIES

We stock a large range of accessories for various fixing systems.



Selection of standard tile vents



Selection of plastic ridge tile jointers



Selection of tile clips

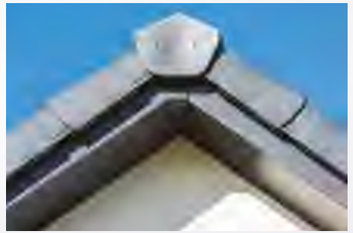
DRY ROOFING SOLUTIONS

As well as standard accessories Quinn Rooftiles has also developed a number of dry fixing systems for speed of installation. All the relevant components for these are available as a package to cover Ridge, Hip and Verge systems.

Benefits

- Up to 40% faster than traditional mortar methods
- Guaranteed weather tightness
- Available to suit all tile colours
- Complies with BS5534 requirements for mechanically fixing.





Condition 3: h) Lift

Manufacturer: Gartec
Model: Public Access
Colour: Jet Black

Revised Elevation Drawings (Drawing 02 revision C), are enclosed, showing the lift.

© Building Sense Limited

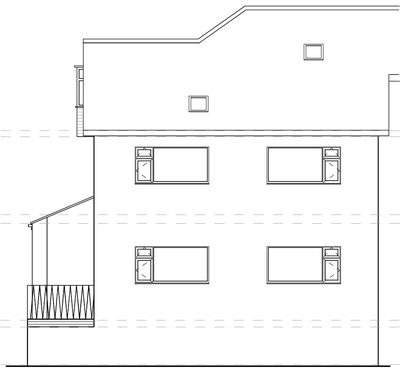
EXISTING



FRONT
SOUTH



RIGHT
EAST



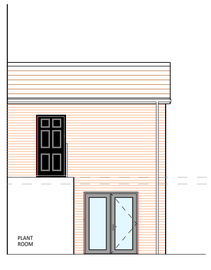
REAR
NORTH

PROPOSED

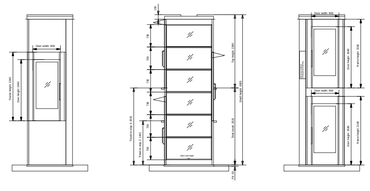








FRONT
EXTENSION



LIFT ELEVATIONS
Gartec Artico PublicLift Access

REV	DESCRIPTION	DATE	INITIAL

Do not scale. All dimensions and levels must be verified on site and discrepancies reported to Building Sense Limited, prior to commencing works or preparing site drawings. Any conflicting information must be reported for clarification. If in doubt, ask.

STAGE:
PLANNING

Building Sense
Chartered Surveyors
T: 0161 215 1229
E: mark.newman@buildingsense.co.uk
W: buildingsense.co.uk

PROJECT:
239 Dickenson Road
Longsight
Manchester
M13 0YW

CLIENT:
SSG Sustainable Living

TITLE:
Existing and Proposed Elevations

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DRAWN:	CHECKED:	DATE:
MKN	MKN	26/02/26
SCALE:	DRAWING NO.	REV:
1:100 @ A1	25060.PP.02	C

5m 4 3 2 1 0

GARTEC

Aritco PublicLift Access

Outdoor, Goods & Half-height gate option



GARTEC PUBLIC LIFTS

Gartec was founded with a clear aim, to become the leader in platform lift solutions with a hassle-free experience, making buildings more accessible, opening up possibilities and options for users. One of our key objectives is to use our expertise and knowledge so that we can deliver exceptional service. The use of well-designed lift products has led us to shape the industry and become an award-winning business.



OUR PROMISE TO YOU

With over 30 years history and industry knowledge we provide an easy experience, exceeding expectations every time. Our purpose is to provide the right solution to our customers, helping people to live better. Our reliability and consistency is what makes us a popular choice for platform lift products and we always look at ways to continuously improve to support our customers needs.

THE ARITCO PUBLICLIFT ACCESS RANGE

Our Aritco PublicLift Access, comes in three options and multiple finishes to suit your project.



STANDARD OPTION

The most versatile platform lift on the market, the Aritco PublicLift Access is a simple, cost effective solution for access in almost any building. The Aritco PublicLift Access range uses our screw & nut system - quiet, efficient and safe. Choose from a huge selection of finishes and colours.

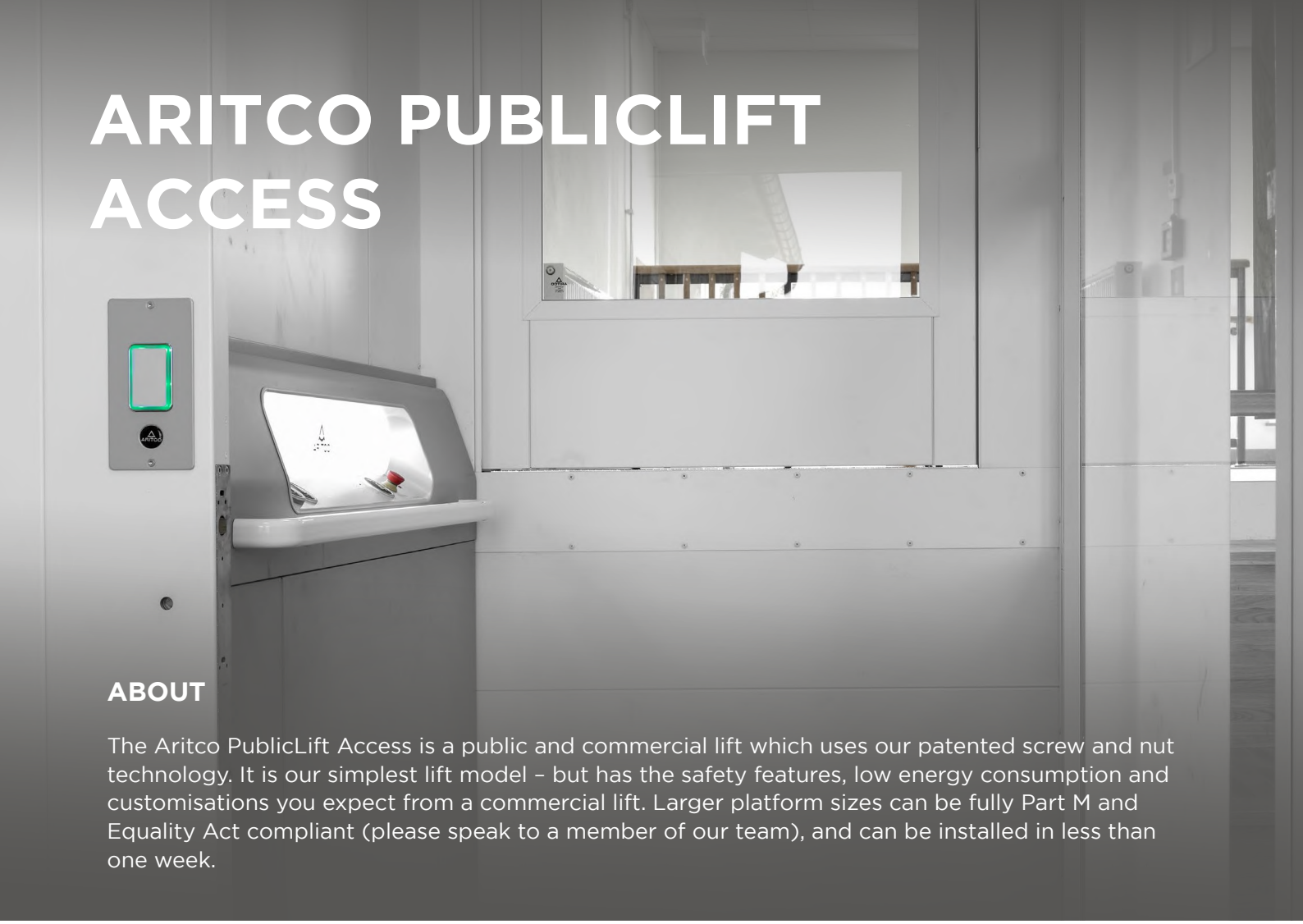
OUTDOOR OPTION

Our external platform lift, the Aritco PublicLift Access Outdoor option is ideal for outdoor environments with weather resistant features and a door canopy. servicing packages ensure your lift condition - with packages to suit all budgets and requirements. Our nationwide network of engineers are on hand 24/7 for peace of mind.

GOODS OPTION

The Aritco PublicLift Access Goods option is designed for easy, fast and safe light goods use, including protective features and higher weight limits to handle trolleys. Our in-house engineers install the Aritco PublicLift range in as little as 2-3 days, and the modular structure is delivered to site on the day you pick.

ARITCO PUBLICLIFT ACCESS



ABOUT

The Aritco PublicLift Access is a public and commercial lift which uses our patented screw and nut technology. It is our simplest lift model – but has the safety features, low energy consumption and customisations you expect from a commercial lift. Larger platform sizes can be fully Part M and Equality Act compliant (please speak to a member of our team), and can be installed in less than one week.



FEATURES

- No head fixing required
- GL Glass, half-height gate or fire protected doors available
- Glass or solid shaft panels
- Shaft enclosure supplied with lift
- Doors on up to 3 sides
- Safety edges around platform and console
- 50mm ramp or pit

BENEFITS

- Optimal design and size with a wide range of finishes
- Made using up to 95% recyclable materials
- Energy efficient (low power usage)
- Patented screw/nut technology
- Lowest maintenance and operating costs on the market
- Minimal building work & quick installation
- Self-contained unit (no separate machine room)

OUTDOOR OPTION



ABOUT

The Aritco PublicLift Access Outdoor option is our external platform lift, ideal for external to internal access with extra features for outdoor longevity. The Aritco PublicLift Access Outdoor option can be used as a wheelchair lift, car park lift, and so much more. Our platform lifts are made from up to 95% recyclable materials, helping to make any project more sustainable.

FEATURES

- Galvanised roof for external exposure
- GL door as standard, (fire rated door available when opening inside a building)
- Ventilation fan as standard, shaft heating (optional)
- Door canopy for weather protection
- Chromated guides for anti-corrosion protection
- 50mm ramp or pit

TECHNICAL DETAILS

Type of Lift	*External platform lift intended for use in public & commercial environments*
Compliance	*European Machine directive 2006/42/EC* *European standard EN 81-41*
Drive System	*Patented screw/nut system with emergency battery backup*
Rated Speed	*Max 0,15m/s*
Travel Height	*500mm - 10,000mm*
No. Floors	*2-6 (depending on wind loading)*
No. Doors per floor	*Max. 2 doors per floor*
Pit / Ramp	*50 mm (no pit is required when there is a ramp)*
Entry	*One, two or three sides*
Top Enclosure Height	*Minimum 2400mm. no head fixing required*
Platform Controls	*Hold to run, the destination button must be kept pressed down during the whole journey*
Landing Controls	*One touch call, single press operation*
Environment	*Working temperature range -5 degrees to 40 degrees* *Windloads up to 25m/s when fixed to a supporting wall or structure* *Windloads up to 10m/s when supported by supplied bracket*
Emergency Lowering	*Battery operated emergency lowering*
Control Voltage	*24V*
Motor	*2.2kW (3kW for higher speed)*
Door Locking system	*Electrically operated deadlock*
Power supply	*1-phase 230V 50 Hz 20 A type C MCB* *3-phase 400V 50 Hz 20 A type C MCB*
Rated Load	*250, 410 or 500 kg* *(dependent on platform size)*
Enclosure	*Solid panels or glass (for windloads 10 m/s only)*
Doors	*GL Full height door as standard /E160 Fire Doors (optional)*

DIMENSIONS

Platform Size	Rated Load	Structural Opening*	Part M Compliance
1100 x 1480mm	*410 / 500* kg*	*1505 x 1630mm* ** For Adjacent entry - 1530 x 1630mm*	*Single, through or adjacent*

OPTIONS & ADDITIONS

ABOUT

We have a wide range of options and features available to suit your project, from buttons and different doors, to colours and floor finishes. With over 25 years of history, we have worked with hundreds of companies finding the right lift solution that's perfect for each project, matching our lifts to brand colours or colour schemes, and finishes to compliment the building, we have a lift for every project and options and additions for you to choose from below.

OPENING



LANDING CALL STATION
Standard call button placed on door frame with back light in red and green for arrival indication. Available in grey (Anodic colour Natura).



KEY LOCKING
A key can be used to call and use the lift instead of a button to restrict access. The doors lock 10 seconds after closing. Ideal for school environments.



PUSH BUTTON & KEY SWITCH
Turn the push button to active or inactive to take the call.



REMOTE CALL STATION
Mounted away from the lift, either flush or surface mounted. Allows the user to call the lift whilst away from the doors.

ENTRY



RAMPED ENTRY
Choose from a 50mm pit, or 50mm galvanised steel ramp at the lowest floor level where a pit is not possible. **PLEASE NOTE:** Threshold and pit drains recommended on the Aritco PublicLift Access Outdoor option.

DOORS



GL DOOR & CONCEALED CLOSER
Glass & steel door with concealed closer and aluminium trim to glass areas.



FIRE DOOR
60-minute fire & smoke protection. Includes concealed door closer and aluminium trim to glass areas. PLEASE NOTE: A fire rated shaft to be created around our enclosure.



HALF HEIGHT GATE (TOP FLOOR)
Includes concealed door closer and aluminium trim to glass areas. Maximum travel height 3m (not available on the Aritco PublicLift Access Outdoor option).



AUTOMATIC DOOR OPENER
Press the button on the landing call station and the lift door open. Replaces the standard concealed door closer.



FAAC DOOR OPENER
Open and closes the door automatically after a pre-set time. Suitable for tougher public and commercial environments.

OPTIONS & ADDITIONS



WALLS & SHAFT



GLAZING TINTS (DOORS & SHAFT)

For doors and shaft, clear glass (JT0) comes as standard, or optionally tinted glass (JT16) can be selected.



SHAFT PANEL COLOURS

Shaft panels are painted in 9016 (Traffic White) as standard. The standard range shown to the right can be applied to shaft panels, door blades and door frames.

HANDLES



TRAFFIC WHITE

Closed end rod style door handle in Traffic White with fingerprint resistant finish, matching the standard internal handrail.



ANODIC COLOUR NATURA

Closed end rod style door handle in a grey (Anodic colour Natura) option.

STANDARD RAL COLOUR RANGE

The Aritco PublicLift Access is painted in Traffic White RAL 9016 as standard, the lift, doors and walls all can be selected in another other colour as desired.

Traffic white RAL 9016 *STANDARD COLOUR	Pure white RAL 9010	Grey white RAL 9002
Oyster white RAL 1013	White aluminium RAL 9006	Light ivory RAL 1015
Telegrey 1 RAL 7045	Moss green RAL 6005	Anthracite grey RAL 7016
Brown red RAL 3011	Jet Black RAL 9005	

PLEASE NOTE: The actual colour of the lift may differ from the colour samples pictured.

OPTIONS & ADDITIONS

PLATFORM & SEATING



HALF HEIGHT CONSOLE
As standard on the Aritco PublicLIft Access. Half height panel houses the controls and handrail, with safety stop edge. Total Height: 1100mm



FULL HEIGHT CONSOLE WITH MIRROR
Full height panel houses controls, large mirror (with safety edge) and handrail both including LED lighting.
Total Platform Height: 2000mm



DROP DOWN SEAT
Fold down seat (option) in solid birch, with chromed brackets, to be folded manually after use.

COMMUNICATION



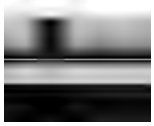
ALARM BUTTON
Fitted on the lift as standard, when pressed a buzzer sounds.



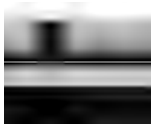
INTERCOM
The platform handset links to an externally mounted handset for communication between the two.



TELEPHONE
Attached to the platform, this can be used like a normal phone connected to a customers analog line. Intended for emergencies only.



AUTODIALLER
Integrated in the control panel and connected to the customers analog line the autodialler rings a set of pre-entered numbers when the button is pressed. When unanswered, the next number is called.



AUTODIALLER WITH 2G
A GSM 2G option is also available.

RAILS



HANDRAIL
Handrail comes painted in Traffic White (RAL 9016) as standard. Grey (Anodic colour Natura) optional if platform is painted to an optional colour. LED lighting built in projecting down to the floor, (also acts as emergency backup lighting).

LIGHTING



CELILNG LED DOWNLIGHTS
Built in LED lightbox downlights as standard.

DESTINATION



DESTINATION BUTTONS
Round 32mm braille and tactile buttons as standard or optional round 50mm braille and tactile buttons, both show a halo ring for the main floor.



PLATFORM FLOOR INDICATOR
A voice and LED display notifying the user of the landing reached and the current position of the lift whilst travelling.



LANDING POSITION INDICATOR
Illuminated LED display showing the current position of the lift from the outside. Positioned on the exterior landing of the lift.

FLOORING

Choose from the following options for vinyl (standard), rubber and aluminium (optional) flooring. It is possible to order the lift without a flooring which enables you to put in your own flooring (maximum thickness of an externally selected floor is 3mm). **PLEASE NOTE:** Aluminium flooring is not available for platform size 900 x 1040mm.



OPTIONS & ADDITIONS



GOODS & OUTDOOR SPECIALIST OPTIONS



VENTILATION SYSTEM
As standard, a ventilation fan is installed in the top of the shaft, including upper panels with fan holes and lower panels with ventilation holes.



HEATING SYSTEM
A 2000W heater placed at the bottom of the shaft prevents freezing during winter. External power socket required. (Outdoor option only).



HIGHER RATED LOAD
Particularly useful for light goods use, the rated load can be increased to 500kg. The higher load requires a 3ph power supply. This must be selected during ordering as load testing is completed during commissioning. (Outdoor option only).



RAISED PLATFORM KERB
Around the edge of the platform, a 90mm high kerb prevents damage to shaft walls from impact during loading, or from rubbing during travel. (Goods option only).



WEATHERPROOF ENHANCEMENTS
Corrosion-resistant guides, screw and covers, along with water resistant call button protection, door brush strip and outdoor suitable oil is used for external installations.

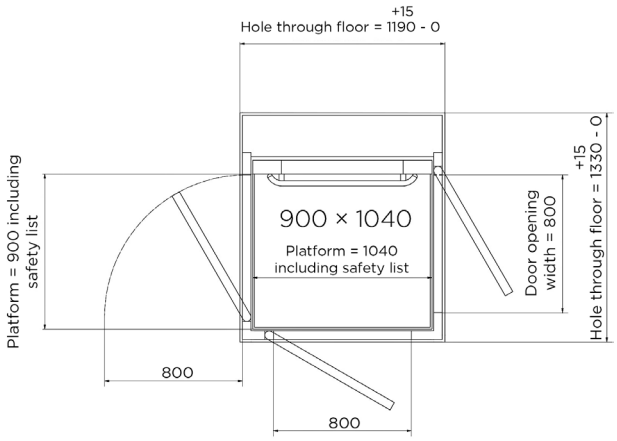


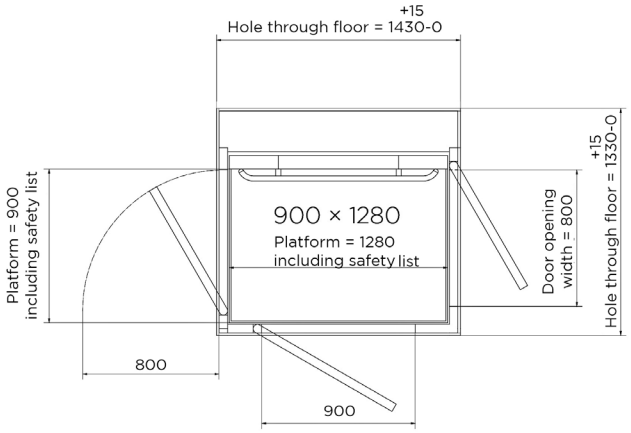
DOOR CANOPY
Sloping roof placed above landing doors to protect doors and users from poor weather, Made of galvanised steel. Painted in Traffic White (RAL 9016). Width: 1160mm, Slope Angle: 23 degrees. (Outdoor option only).

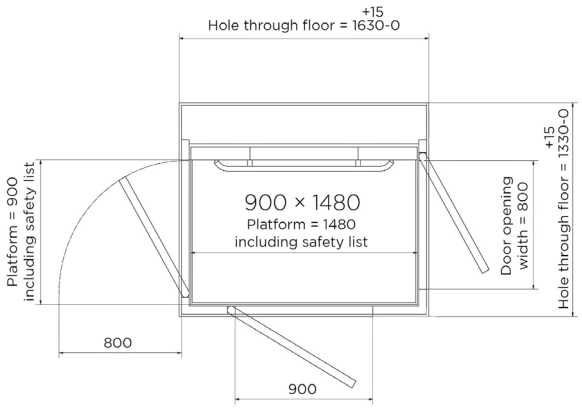


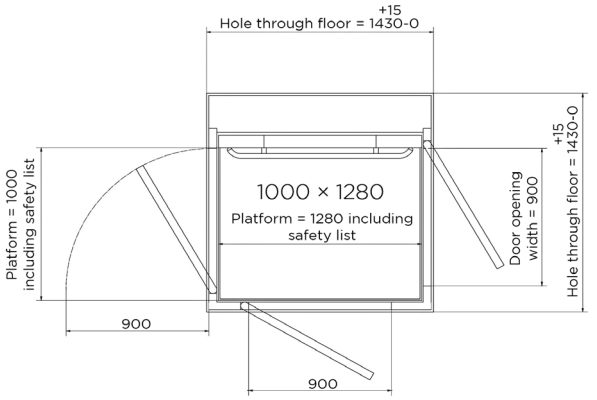
EXTERIOR ROOF
If the top landing is external and not installed in a pre-built shaft, then an external roof is required. Made of galvanised steel and painted in Traffic White (RAL 9016) as standard. An inner ceiling with light must be ordered with the exterior roof.

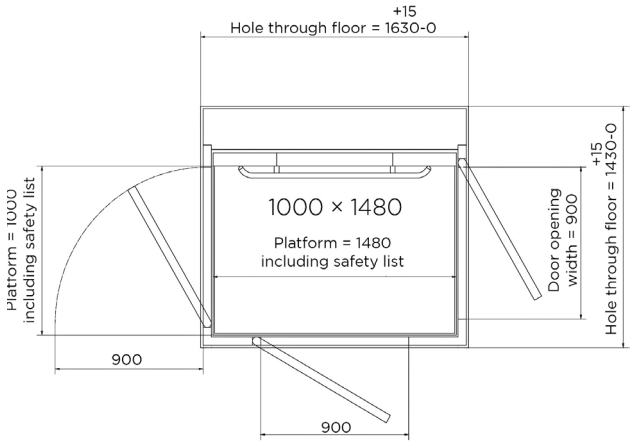
DIMENSIONS

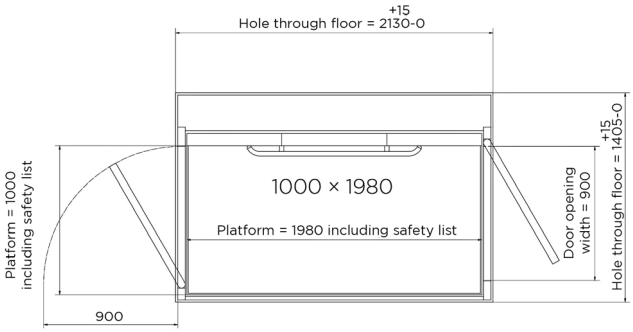

+15
Hole through floor = 1190 - 0
900 × 1040
Platform = 1040
including safety list
Platform = 900 including
safety list
Door opening
width = 800
+15
Hole through floor = 1330 - 0
800
800

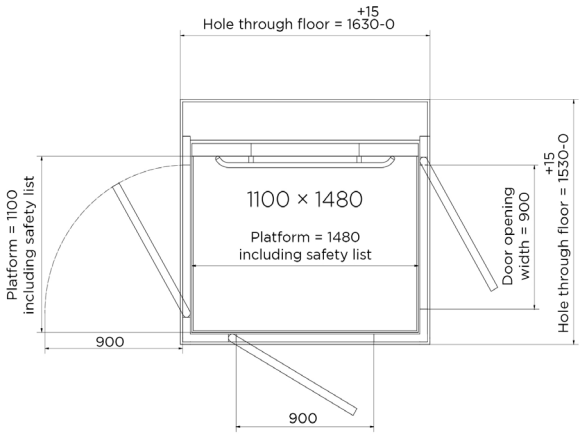

+15
Hole through floor = 1430-0
900 × 1280
Platform = 1280
including safety list
Platform = 900
including safety list
Door opening
width = 800
+15
Hole through floor = 1330-0
800
900

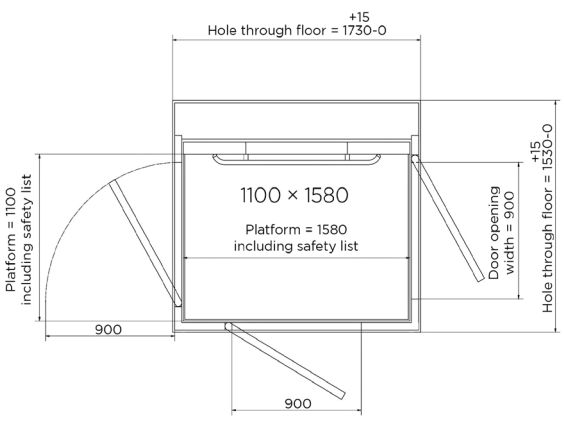

+15
Hole through floor = 1630-0
900 × 1480
Platform = 1480
including safety list
Platform = 900
including safety list
Door opening
width = 800
+15
Hole through floor = 1330-0
800
900


+15
Hole through floor = 1430-0
1000 × 1280
Platform = 1280 including
safety list
Platform = 1000
including safety list
Door opening
width = 900
+15
Hole through floor = 1430-0
900
900


+15
Hole through floor = 1630-0
1000 × 1480
Platform = 1480
including safety list
Platform = 1000
including safety list
Door opening
width = 900
+15
Hole through floor = 1430-0
900
900


+15
Hole through floor = 2130-0
1000 × 1980
Platform = 1980 including safety list
Platform = 1000
including safety list
Door opening
width = 900
+15
Hole through floor = 1405-0
900


+15
Hole through floor = 1630-0
1100 × 1480
Platform = 1480
including safety list
Platform = 1100
including safety list
Door opening
width = 900
+15
Hole through floor = 1530-0
900
900


+15
Hole through floor = 1730-0
1100 × 1580
Platform = 1580
including safety list
Platform = 1100
including safety list
Door opening
width = 900
+15
Hole through floor = 1530-0
900
900

Condition 4: Construction Management Plan

Consultant: JAD Consulting and Risk Management
Issue: 1
Date 3rd March 2026

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JAD CONSULTING
RISK MANAGEMENT

Construction Management Plan

Proposed Conversion to House in Multiple Occupation HMO

at

239 Dickenson Road
Longsight
Manchester
M13 0YW

Issue Nr.1

3rd March 2026

Document Author:
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DOCUMENT CONTROL SHEET

Issue 1	**03.03.2026**	**Author: James Dean**		**H&S Advisor**
The CMP is a live document through the construction phase and may require revision during development to reflect any changes in legislation, standards, guidance, or other issues, such as complaints. Any revisions will need to be agreed upon with the local planning authority.				

Date	Section Amended	Detail of Amendment	Amended By

1. Introduction _____ *3*

2. Location & Proposed Work _____ *3*

3. Programme of Works _____ *4*

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1. Introduction

This Construction Management Plan CMP outlines the arrangements for managing the proposed refurbishment, partial demolition, and extension works at 239 Dickenson Road, Longsight, Manchester, to facilitate conversion of the existing building into an 18-bedroom House in Multiple Occupation HMO.

The purpose of this document is to demonstrate how the construction phase will be planned, managed and controlled to minimise disruption to neighbouring residents, safeguard highway safety on Dickenson Road and Aycliffe Grove, and protect the surrounding environment throughout the duration of the works.

2. Location & Proposed Work

The site is located at 239 Dickenson Road, Longsight, Manchester M13 0YW. The property fronts Dickenson Road A6010 to the south. The building adjoins a neighbouring property to the west and benefits from an existing yard and hardstanding area to the east and south.



Google earth image of the site & surrounding area

The site comprises a substantial existing building currently in residential use. It occupies a prominent position along a busy arterial route within a predominantly residential area. The surrounding context is characterised by terraced and semi-detached housing, with public transport routes operating along Dickenson Road.

The proposed development consists of the refurbishment and internal reconfiguration of the existing building, partial demolition to the eastern side, and construction of a new extension to facilitate conversion to an 18-bedroom House in Multiple Occupation HMO.

Works will include structural alterations, formation of new internal layouts, servicing upgrades, external alterations associated with the extension and associated external works within the site boundary.



239 Dickenson Road

3. Programme of Works

The proposed construction works are anticipated to have an overall duration of approximately 24 to 28 weeks from the commencement of on-site work. The programme will generally follow the sequence outlined within Section 3 of this Construction Management Plan and is expected to proceed broadly as follows:

- Site establishment and enabling works: 2 weeks
- Soft strip and internal demolition: 3 to 4 weeks
- Structural alterations and partial demolition: 4 to 6 weeks
- Construction of new extension substructure and superstructure: 8 to 10 weeks
- Internal first fix and building envelope works: 4 to 6 weeks
- Second fix, finishes and fit out: 4 to 6 weeks
- Testing, commissioning and completion: 2 weeks

Certain elements of the works may overlap where safe and practicable in order to maintain programme efficiency.

The programme may be subject to minor adjustment depending on weather conditions, statutory approvals, material lead times and contractor coordination; however, the overall duration is not expected to exceed seven months. Works will be managed in accordance with the controls and mitigation measures set out within this Construction Management Plan for the full duration of the project.

4. Construction Method Statement

The construction works will be undertaken in a planned and phased sequence to ensure safe delivery of the refurbishment, partial demolition and extension works required to convert the existing building into an 18-bedroom House in Multiple Occupation (HMO). The anticipated work packages will generally proceed in the following order:

1. Pre-Commencement and Site Establishment

- Secure the site boundary with hoarding and controlled access points to Dickenson Road.
- Establish a site compound within the eastern yard area for materials storage and welfare facilities.
- Implement traffic and delivery management arrangements.
- Undertake pre-start surveys, including a structural condition survey of the adjoining property to the west.
- Disconnect and make safe existing services where required.

2. Soft Strip and Internal Enabling Works

- Remove existing non-structural elements, including ceilings, partitions, floor finishes, sanitary ware and redundant services.
- Segregate and remove waste materials in accordance with waste management procedures.
- Expose structural elements to facilitate structural alteration works.
- Maintain structural stability throughout the strip-out process.

3. Structural Alterations and Partial Demolition

- Undertake partial demolition to the eastern section of the building in accordance with the structural engineer's details.
- Install temporary works and propping as required to maintain stability, designed in accordance with BS 5975
- Form new structural openings, install steel beams and supports as specified.
- Construct new foundations for the proposed extension.

4. Construction of New Extension

- Complete substructure works, including foundations, drainage connections and slab construction.
- Erect superstructure including walls, floor structures and roof construction.
- Install external envelope elements, including windows, doors and roofing materials.
- Ensure the structure is made weather-tight prior to commencement of internal fit-out.

5. Building Envelope Alterations and External Works

- Carry out required alterations to existing elevations.
- Upgrade insulation and fire compartmentation where required.
- Complete associated external works within the site boundary, including hardstanding adjustments and service connections.

6. Internal Construction and Fit Out

- Construct new internal partitions to form bedrooms and shared facilities.
- Install first fix mechanical and electrical services, including fire alarm and emergency lighting systems.
- Complete plastering, second fix carpentry, sanitary installation and kitchen fit out.
- Install floor finishes, decoration and final fixtures.

7. Commissioning and Completion

- Test and commission mechanical and electrical systems.
- Undertake fire safety system testing and certification.
- Complete final inspections and quality checks.
- Remove site compound and reinstate any temporary works areas.

The sequencing of works may overlap where safe and practical; however, structural stability, fire safety compliance and protection of neighbouring properties will remain critical priorities throughout the project.

5. Complaints Procedure

Goodier Construction Limited will appoint a designated Site Manager who will be responsible for managing all complaints and enquiries arising during the construction phase. The Site Manager for this project will be:

Shane Marsden | Goodier Construction Limited | Tel: 07790 205 331

Clear contact details will be displayed at the site entrance for the duration of the works.

All complaints or enquiries relating to site activities, whether received verbally or in writing, will be formally recorded in a site complaints register maintained on site. Any member of the workforce or trade contractor receiving a complaint must immediately notify the Site Manager so that it can be logged and addressed without delay.

Each complaint will be investigated promptly. Where site operations are identified as contributing to the concern, appropriate corrective action will be implemented as soon as reasonably practicable. Feedback will be provided directly to the complainant, outlining the actions taken.

The Project Manager will be notified of all complaints within 24 hours of receipt. The aim will be to agree on a mutually acceptable resolution within five working days, subject to the nature and complexity of the issue.

6. Site Monitoring & Emergency Contact Details

Goodier Construction Limited is both the Client Developer and the Principal Contractor for this development and will retain overall responsibility for monitoring site operations throughout the construction phase.

Goodier Construction Limited will ensure that:

- All works are undertaken in accordance with current legislation, industry guidance and best practice standards.
- Construction activities are planned and managed to minimise dust, noise and disruption to neighbouring residents and surrounding properties.
- A complaints register is maintained on site and managed in accordance with the Complaints Procedure set out within this Construction Management Plan.
- Construction and delivery vehicles do not obstruct Dickenson Road, Aycliffe Grove or neighbouring access points.
- Deliveries and collections are coordinated and scheduled to avoid peak traffic periods where reasonably practicable.
- All drivers are briefed on approved access routes and instructed to minimise disturbance to the local highway network.

A contact board will be displayed prominently at the site boundary for the duration of the works. This will clearly identify the project, provide daytime contact details and include an out-of-hours emergency contact number for members of the public.

Client and Principal Contractor: Goodier Construction Limited
Site Manager: Shane Marsden
Telephone: 07790 205331
Email: shanemarsden@hotmail.com

7. Working Hours

Construction works will be undertaken in accordance with Manchester City Council guidance relating to building and construction noise.

Working hours for site operations will be as follows:

- Monday to Friday: 07:30 – 18:00
- Saturday: 08:30 – 14:00
- Sunday and Bank Holidays: No construction works permitted

All noisy activities, including demolition, breaking out, drilling and cutting operations, will be strictly confined to the above hours.

Deliveries will be scheduled within these permitted hours and coordinated to avoid peak traffic periods on Dickenson Road where reasonably practicable.

Should any works be required outside of the above hours, prior agreement will be sought from the Local Planning Authority and Environmental Health Department in accordance with the Control of Pollution Act 1974.

Goodier Construction Limited will ensure that the site is securely closed outside of permitted working hours and that no plant, machinery or equipment is operated beyond the agreed times.

8. Method Statement for Traffic Management

Roads Site Access and Egress

- All construction access will be taken directly from Dickenson Road.
- Site access will be controlled and managed by the Site Manager.
- Access routes will be kept clear at all times for residents, pedestrians and emergency vehicles.
- No site vehicles will park on the highway in a manner that obstructs traffic flow, bus routes or pedestrian footways.

Parking and Deliveries

- The site has ample space on the south elevation for a secure compound for unloading and material storage.
- A just-in-time delivery strategy will be implemented to prevent congestion and reduce the need for on-site storage.
- Deliveries will be pre-booked and coordinated by the Site Manager.
- Deliveries will be scheduled to avoid peak commuter periods on Dickenson Road where reasonably practicable.
- Contractor vehicles will not park on surrounding residential streets.
- Operatives will be encouraged to use shared transport or public transport to reduce impact on the local highway network.

Loading and Unloading of Plant and Materials

- Delivery vehicles will be able to pull directly into the site for controlled unloading.
- A trained banksman will be in attendance during all reversing or manoeuvring activities.
- Traffic marshals will manage pedestrian interface during deliveries.
- HIAB or crane-assisted deliveries will only take place where pre-planned and suitable lifting arrangements are in place.

Loading and Unloading Procedure

- All lifting operations will be carried out in accordance with LOLER and BS 7121.
- Only trained and competent operators will operate lifting equipment.
- Vehicle stabilisers will be deployed where required prior to lifting operations.
- Exclusion zones will be established during lifting activities.
- Materials will be placed on firm level ground within the site boundary and secured to prevent movement.

Safety Measures

- Only authorised personnel will be permitted within unloading zones.
- All operatives involved in deliveries will wear appropriate PPE, including high visibility clothing, safety footwear and head protection.
- Deliveries will be undertaken during permitted working hours only.
- Particular care will be taken where materials include fuels or hazardous substances and COSHH controls will be applied where necessary.

Storage of Plant and Materials

- Materials will be delivered on a phased basis aligned to the construction programme.
- No materials will be stored on the public highway or footway.
- Plant will be secured within the site boundary outside working hours.

Prevention of Mud and Debris on Highway

- The site entrance will be maintained in a clean condition at all times.
- Hardstanding will be maintained at the site compound to minimise tracking of mud onto Dickenson Road.
- Roads will be inspected daily and swept as required.
- Any debris or mud deposited on the highway will be removed immediately.
- Vehicles leaving the site will be visually inspected to ensure wheels and bodywork are free from excessive mud.

Waste Management

- Skips will be located within the site boundary.
- Waste will be segregated where reasonably practicable.
- All waste will be removed by a licensed waste contractor to authorised disposal or recycling facilities.
- No waste will be stored on the public highway.

Site Setup and Welfare

- A temporary welfare facility will be provided within the eastern yard area for use by site operatives.
- Welfare provision will comply with CDM 2015 requirements.
- The site compound will include secure storage, first aid provision and fire extinguishers.
- The site will be secured outside working hours to prevent unauthorised access.

9. Method Statement for Dust and Emissions Control Measures

Goodier Construction Limited will implement Best Practicable Means in accordance with the Control of Pollution Act 1974 to minimise dust, emissions and environmental impact during the construction phase.

The Site Manager will be responsible for monitoring dust-generating activities and ensuring appropriate control measures are implemented at all times.

Construction Phase Controls

- The site boundary will be secured with hoarding or fencing to contain dust within the site.
- All demolition and strip-out works will be undertaken in a controlled manner to minimise dust release.
- Dust-generating activities will be damped down using water suppression where necessary.
- Skips containing fine or dusty materials will be covered.
- Materials will be stored within the site boundary away from drainage points.
- Surface water drains will be protected to prevent contamination.

- Fuel, oils and chemicals will be stored on an impervious base within a bund capable of containing at least 110% of the stored volume.
- Concrete mixing and wet trades will be undertaken on impermeable surfaces within the site compound.
- All cement and powdered materials will be stored in sealed containers.

Relevant Guidance
The following guidance documents will be adhered to:

- Guidance on the Assessment of Dust from Demolition and Construction.
- Guidance on Monitoring in the Vicinity of Demolition and Construction Sites.
- Environmental Protection Act 1990.
- Clean Air Act 1993.

Storage of Materials
Materials associated with refurbishment and extension works will include:

- Bricks and blockwork.
- Structural steel sections.
- Timber.
- Plasterboard and insulation materials.
- Concrete and cement-based products.
- Mechanical and electrical components.

All materials will be stored within the designated compound area on existing hardstanding. No materials will be stored on the public highway.

Plant and Equipment
Plant and equipment anticipated on site will include:

- Mini excavator.
- Dumpers where required.
- Mobile scaffold towers.
- Disc cutters and drilling equipment.
- Hand tools and small power tools.

All plant will be maintained in good working order to minimise exhaust emissions and noise.

Refuelling Activities

- No bulk fuel storage will be kept on site.
- Small plant refuelling will be undertaken within a designated area using drip trays.
- Spill kits will be available at all times and operatives will be trained in their use.

Control Principles
Dust mitigation will be managed through the following hierarchy:

- Prevention by careful planning and sequencing of works.
- Suppression using water damping where required.
- Containment through hoarding, covered skips and enclosed storage.

Mitigation Measures

Site Planning

- Dust-generating activities will be located away from site boundaries where reasonably practicable.
- No bonfires will be permitted on site.
- The site entrance and compound area will be maintained as hardstanding to reduce tracking of mud and dust.

Construction Traffic

- All vehicles will switch off engines when stationary.
- Loads entering and leaving the site will be covered where required.
- Vehicles will be inspected prior to leaving the site to prevent dust or mud transfer onto the highway.

Site Activities

- Cutting, grinding and drilling activities will use water suppression or suitable dust extraction systems.
- Stockpiles will be kept to a minimum and covered where necessary.
- Waste will be removed regularly to avoid the accumulation of fine material.

Cutting, Grinding and Sawing

- Where cutting of masonry or concrete is required, water suppression or local exhaust ventilation will be used.
- Cutting will be undertaken away from site boundaries where reasonably practicable.

Waste Disposal

- No burning of materials will be permitted on site.
- All waste will be removed by licensed waste carriers.
- Materials will be recycled where reasonably practicable.

Dealing with Spillages

- Bunded storage areas will be used where required.
- Spill kits will be readily available.
- Spillages will be cleaned immediately using appropriate absorbent materials.
- Contaminated waste will be disposed of in accordance with waste management legislation.

Hazardous Materials
COSHH assessments will be completed for all hazardous substances used on site.

Waste Management

- Waste will be segregated and stored in enclosed skips or containers.
- Waste will be removed regularly by licensed contractors.
- No waste or materials will be stored on the public footpath or highway.

10. Summary and Conclusion

This Construction Management Plan sets out the proposed arrangements for safely delivering the refurbishment, partial demolition and extension works required to convert the existing building into an 18-bedroom House in Multiple Occupation HMO.

The document demonstrates how construction activities will be carefully planned, coordinated and managed to minimise impacts on neighbouring residents, surrounding properties and users of Dickenson Road and the adjacent highway network. Measures have been identified to control noise, dust, emissions, construction traffic and general site operations throughout the duration of the works. The site benefits from sufficient on-site compound space to allow vehicles to enter, unload and exit within the site boundary, thereby avoiding obstruction of the public highway. Deliveries will be managed and coordinated to reduce congestion and maintain safe access for pedestrians, cyclists, buses and emergency vehicles.

Goodier Construction Limited, as Developer and Principal Contractor, acknowledges its statutory duties under the Construction Design and Management Regulations 2015 and associated health and safety legislation. The works will be undertaken in a controlled and proportionate manner to ensure the health, safety and welfare of all persons affected by the development.

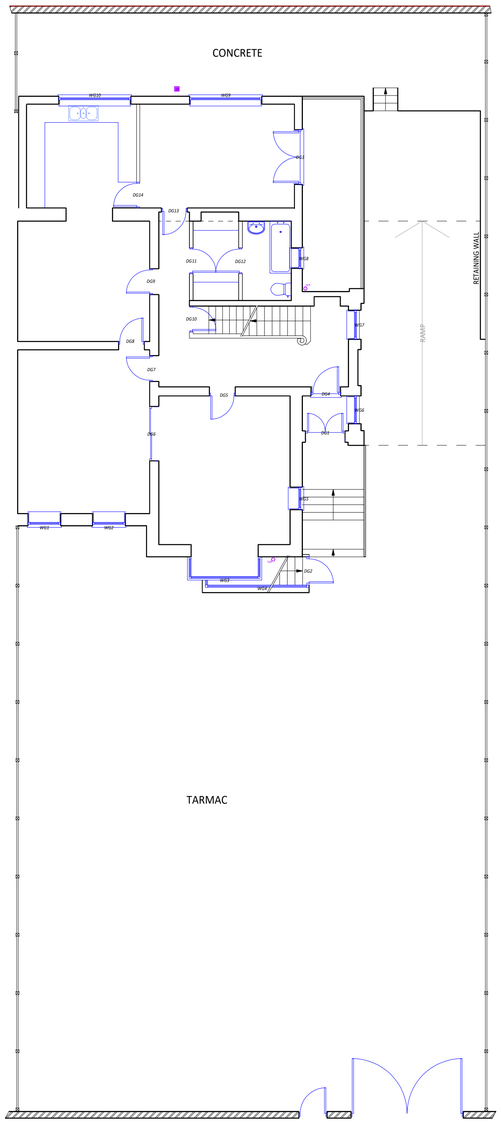
Through the implementation of this Construction Management Plan, the proposed development can be delivered responsibly, with minimal disruption to the local community and surrounding environment.

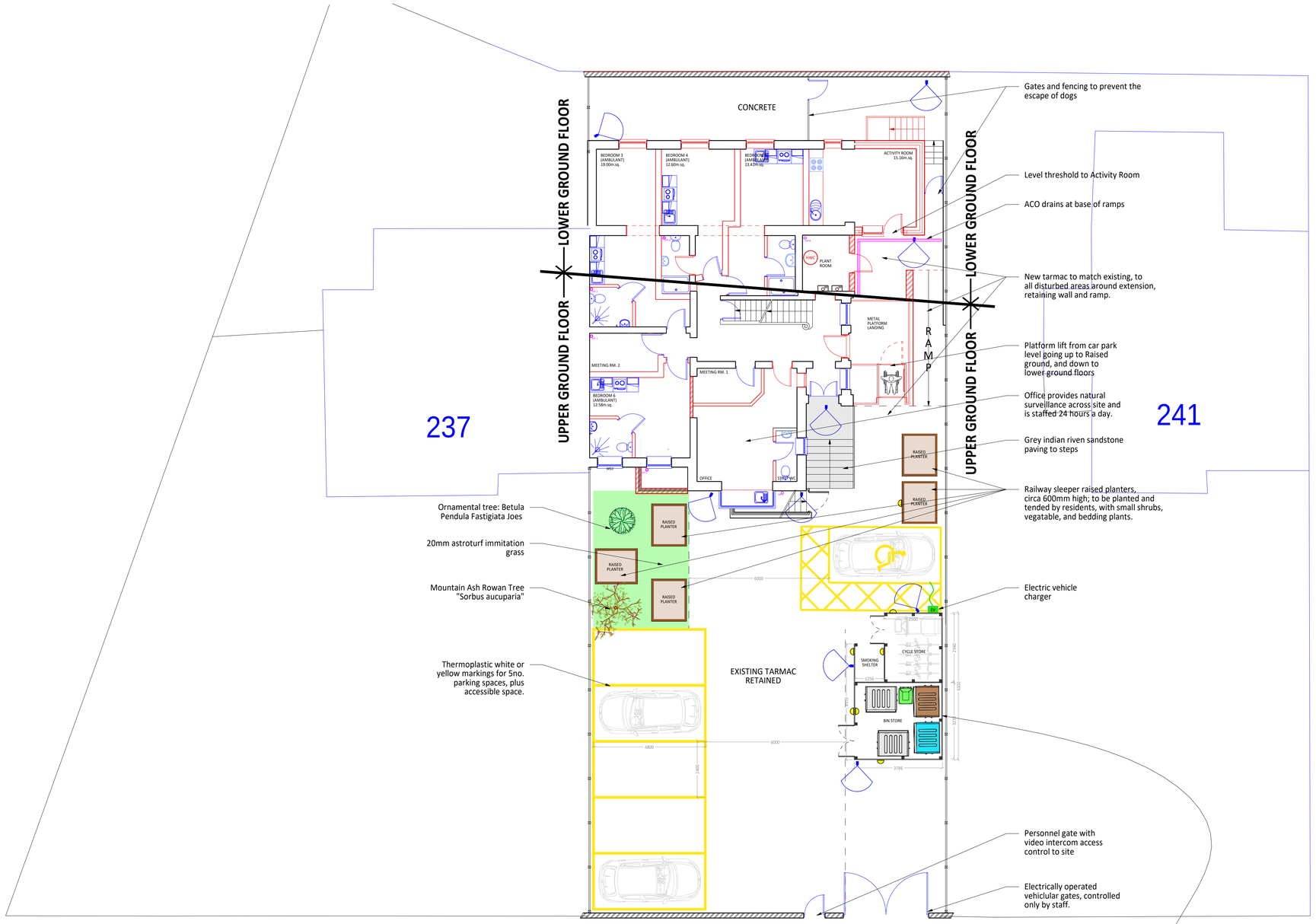
Condition 9: Refuse and Recycling

Refer to Site Plan drawing overleaf and below, a similar bin store installed at 16 Alness Road, Whalley Range.



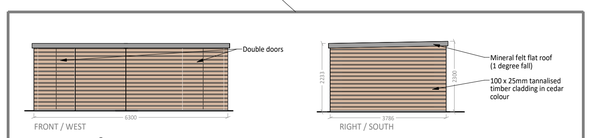
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EXISTING
(Showing Upper Ground Floor)

PROPOSED
(Showing Upper and Lower Ground Floor)



BIN/CYCLE STORE DETAILS

KEY

- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING ELEMENTS
- PROPOSED ELEMENTS
- PAINTED LINE
- LOW LEVEL 12W LED BULKHEAD EYELID LIGHT
- CCTV WITH NIGHT VISION

5m 4 3 2 1 0

PROJECT:
239 Dickenson Road
Longsight
Manchester
M13 0YW

CLIENT:
Goodier Construction Limited

TITLE:
Site / Block Plan with
Bin and Cycle store details

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DRAWN:	CHECKED:	DATE:
MKN	MKN	18/02/26
SCALE:	DRAWING NO.	REV:
1:100 @ A1	25060.PP.03	C

REV	DESCRIPTION	DATE	INITIAL

Do not scale. All dimensions and levels must be verified on site and discrepancies reported to Building Sense Limited, prior to commencing works or preparing site drawings. Any conflicting information must be reported for clarification. If in doubt, ask.

STAGE:
PLANNING

Building Sense
Chartered Surveyors
T: 0161 215 1229
E: mark.newman@buildingsense.co.uk
W: buildingsense.co.uk

Appendix E - Waste Management Strategy (v7.00 from September 2023)

Planning Application Number:
Date Submitted:
Estimated volumes / m2 required by the development

Will this property be used as a House in Multiple Occupation (HMO)?	~~**Yes**~~ **/ No** (delete as appropriate)
If this property will be used as an HMO, how many people do you intend to accommodate (5+)?	**Not Applicable**

~~Low Rise Domestic~~

~~Waste Types~~	~~Capacity required (litres)~~	~~Number of bins required (per household)~~	~~Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)~~
~~General refuse~~			
~~Pulpable Recycling~~			
~~Mixed Recycling~~			
~~Garden Waste~~			
~~Food Waste~~			

High Rise Apartment Developments

0.43m2 has been provided per apartment for the containers, with extra space for residents to access each container and space for staff to manoeuvre each container for collection. (different for purpose-built student accommodation – see guidance)	Yes / No (delete as appropriate) How many of each container do you plan to provide? _____x general refuse x 1100 litre (based on 110 litres per apartment) _____x pulpable Recycling x 1100 litre (based on 55 litres per apartment) _____x mixed recycling x 1100 litre (based on 55 litres per apartment) _____x food waste x 240 litres (based on 10 litres per apartment) _____x garden waste (if applicable) x 240 litres
Is it as easy, or easier, for residents to recycle, as it is for them to dispose of general waste?	Yes / No (delete as appropriate)

Commercial Developments

Please state number of bins you propose, showing calculations where appropriate.

Waste Types	Capacity required (litres)	Number of bins required (per household)	Confirm what is to be provided (and whether the developer or the resident will be responsible for ordering these)
General refuse	**55 litres per room x 18 rooms = 990 litres**	**2x1100L Euro bin**	**SSG Sustainable Living, will be responsible for ordering these**
Pulpable Recycling	**22 litres per room x 18 rooms = 396 litres**	**1x1100L Euro bin (or 2x 240L wheeled bins)**	**SSG Sustainable Living, will be responsible for ordering these**
Mixed Recycling	**22 litres per room x 18 rooms = 396 litres**	**1x1100L Euro bin (or 2x 240L wheeled bins)**	**SSG Sustainable Living, will be responsible for ordering these**
Garden Waste	**120**	**1 x 240L wheeled bin for the garden and food waste**	**SSG Sustainable Living, will be responsible for ordering these**
Food Waste	**5 litres per room x 18 rooms = 90 litres**	**1 x 240L wheeled bin for the garden waste + the food waste**	**SSG Sustainable Living, will be responsible for ordering these**

Has / will a contract be obtained with a licenced waste carrier?	Yes / ~~No~~ (delete as appropriate

~~**Mixed Use Developments**~~

~~Are the stores for residential and commercial waste completely separate from each other, with residents having no access to the commercial store and the commercial units having no access to the residential store?~~	~~Yes / No (delete as appropriate)~~

Internal Stores (Residential and Commercial)

Please provide details of internal stores / segregation of waste and recycling.

Internal bins, including separate bins for segregating waste, will be provided in each flat for residents to use. There will be signage to explain/encourage the separation of waste and the requirement to do this will be written into people's license agreements. Residents would be expected to empty their waste into the appropriate segregated bins outside.

Storage Areas for Waste Containers (Residential and Commercial)

Please provide details of container stores, attaching plans if appropriate.

The wheelie bins are stored in a designated bin store. This area can be easily accessed by all residents only via the entrance/exit door to the building. The bin area can't be accessed by the general public. The bin area is lit with lights that operate on motion sensors. The bins stand on a hard surface that can be washed down if needed. The bins would all be marked with what each should contain to ensure waste is segregated correctly.

Ensure all bins in the store are accessible	✓
Ensure recycling facilities are as easy to access as general refuse	✓

Please confirm details of waste store ventilation and hygiene / cleaning proposals

Ventilation	**The internal bins will be emptied each day into the external bins which are stored outside, so no additional ventilation is required.**
Hygiene	**The residents will be responsible for cleaning the internal bins and regular checks will be carried out daily. The cleaner is responsible for the external bins if needed and keeping the outdoor area where the bins are stored clean and tidy. The bins are stored on a hard surface that can be swept and hosed down when needed.**

Please provide details of who will be responsible for placing the bins at the collection point and returning them to the store / property promptly e.g., resident / management company

Staff will be responsible for placing the bins at the collection point and returning them to the store as soon as they have been emptied.

Please ensure that you have attached:

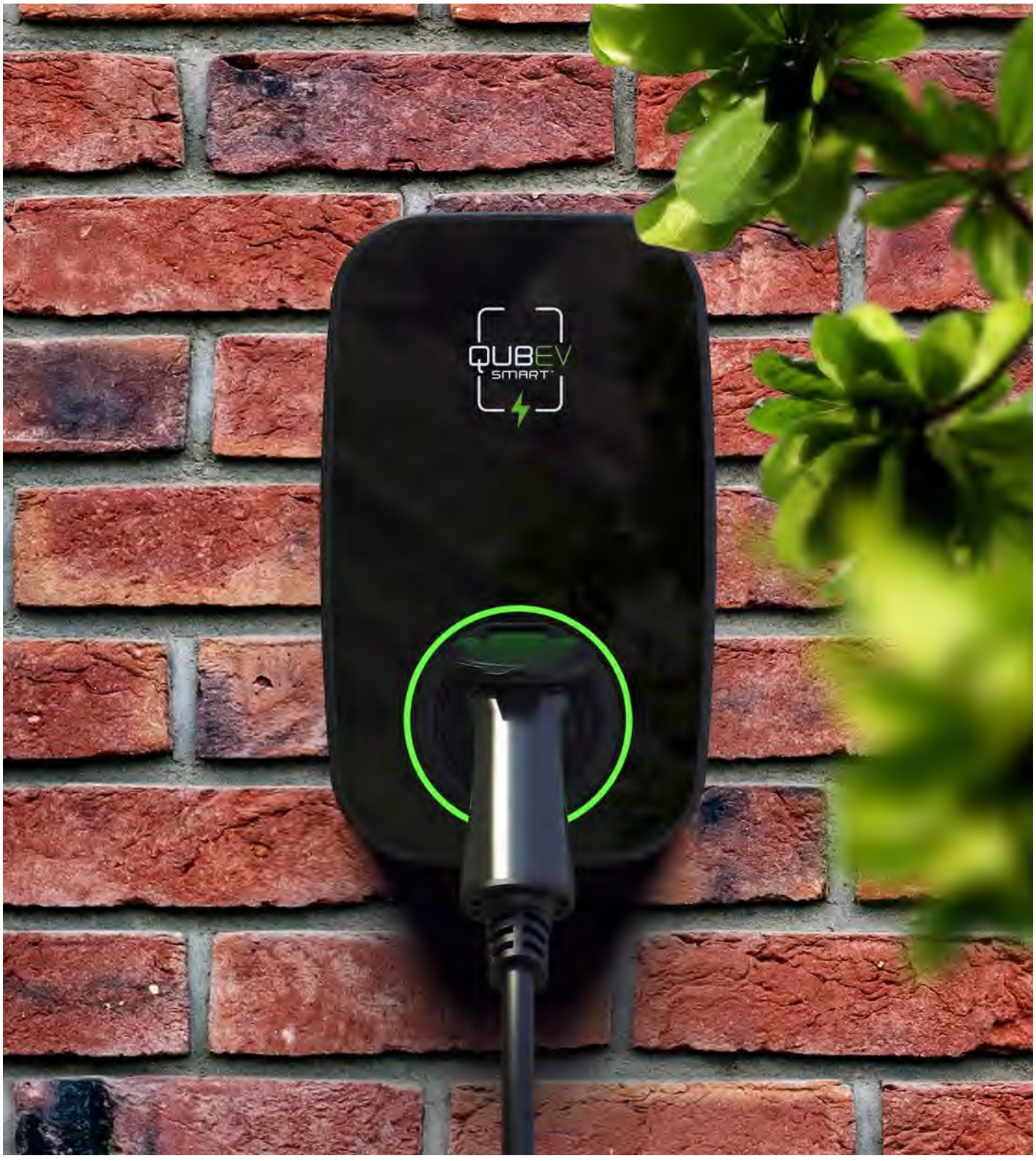
Detailed plans of bin stores	✓
Location plans showing stores	✓
Location plans showing the proposed collection point and the route the collection vehicle will take (please refer to the Road, Vehicle and Waste Operative Access Specification – paying particular attention to turning space and reversing)	✓

Please ensure that you have completed this form in accordance with the latest version of GD04 Waste Storage and Collection Guidance for New Developments – v.7 September 2023

Condition 12: Electric Vehicle Charging

Manufacturer: RolecEV
Model: QUBEV SMART

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ROLECEV | QUBEV

QUBEV SMART

Intelligent EV charging unit

Stocked in the UK by ROLECEV

QUBEV SMART

The UK's most affordable intelligent EV charger



The QUBEV Smart charging range offers affordable EV charging points which are packed with the latest features, making them the ideal solution for your home.

With models providing up to 7.4kW or 22kW, these intelligent, modern yet low-cost units have been designed to provide electric vehicle drivers with an affordable charging solution, without compromising on quality. Compatible not only with all EVs and PHEVs on the market, but also with Solar power.

The QUBEV Smart app gives you full control of your charger. From scheduling your charging session for when your electricity is cheapest, adjusting the power rating, monitoring your energy usage and much more.

EV drivers can enjoy a seamless charging experience, ensuring their EV will be ready for their next electrified adventure.

The most cost-effective and reliable solution for housing developers



Product features

- Universal charging socket or Type 2 tethered lead
- Power rating – Up to 7.4kW or 22kW models
- Adjustable power rating – 10A, 13A, 16A & 32A
- Free QUBEV Smart Wi-Fi app
- Scheduled / off-peak charging
- Solar compatible (single phase models only)
- PEN fault and residual current protection (AC 30mA Type A, DC 6mA)
- Dynamic load balancing (CT clamp(s) & cable(s) included)
- OCPP 1.6 compliant
- Built-in LED charging status indicator
- UK Smart Charge Point Regulations Compliant including tamper security
- Wi-Fi / Ethernet connectivity
- IP54 & IK08 rated
- Corrosion and fire resistant
- CE and UKCA certified
- Easy to install and maintain
- Wall or post mounting options
- OZEV grant fundable





Easy-to-use Wi-Fi app

Enjoy a seamless charging experience, ensuring EV drivers will be ready for their next adventure.

No earth rod required

Equipped with built-in PEN fault detection, saving on installation time and costs.

Office for Zero Emission Vehicles

Eligible for grant funding

The QUBEV Smart range is approved for the OZEV EV Chargepoint Grant.

Wi-Fi / Ethernet enabled

Complete with secure Wi-Fi and Ethernet connectivity, ensuring chargers are always online 24/7.

EV regulations compliant

Safe, secure and fully UK Smart Charge Point Regulations compliant including tamper security

Adjustable power rating

The Power rating can be adjusted between 10A, 13A, 16A & 32A using the internal Amp selector.

The details

ADJUSTABLE POWER

Choose from 7.4kW single-phase or 22kW three-phase models which by default are set to 32A – however, if a lower power setting is required, the power rating can be adjusted between 10A, 13A, 16A & 32A using the internal Amp selector.



SLEEK & COMPLIANT

Offering a modern and discreet home electric vehicle charging solution, that's compatible with all EVs and PHEVs on the market, provided that you have the corresponding cable to plug in.

The QUBEV Smart is also tested to meet UKCA & CE standards.

SAFE AND SECURE

The QUBEV Smart range are packed with the latest safety features and fully comply with the latest UK Smart Charge Points Regulations including security logs and alerts.

STRONG & DURABLE

The IP65 weatherproof rated enclosure is made from durable ABS and Polycarbonate ensuring it can withstand the harshest of weather conditions for years to come.

3 YEAR WARRANTY

The QUBEV Smart electric vehicle charging units come with a 3 year warranty and UK support included as standard, for added peace of mind on your investment.

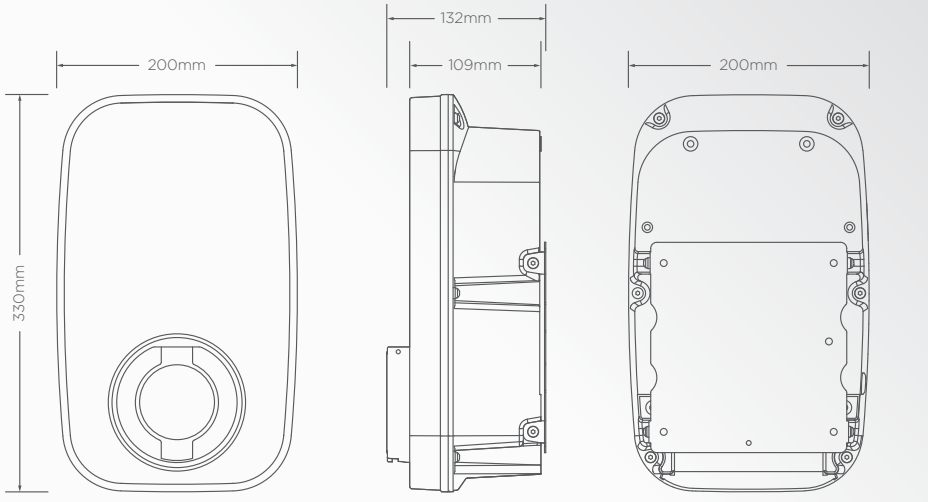
Specifications

Product Overview:

	Connection Type	AC Charging Output(s)	Input Supply(s)	Unit Colour	Product Code
Single Phase Units	Type 2 (IEC 62196) charging socket	Up to 7.4kW (32A)	32A Single Phase 230V AC (±10 %) 50/60Hz	Black	EVON0090
	Type 2 (IEC 62196) 5m tethered lead*	Up to 7.4kW (32A)	32A Single Phase 230V AC (±10 %) 50/60Hz	Black	EVON0095
Three Phase Units	Type 2 (IEC 62196) charging socket	Up to 22kW (32A)	32A Three Phase 400V AC (±10 %) 50/60Hz	Black	EVON0100
	Type 2 (IEC 62196) 5m tethered lead*	Up to 22kW (32A)	32A Three Phase 400V AC (±10 %) 50/60Hz	Black	EVON0105

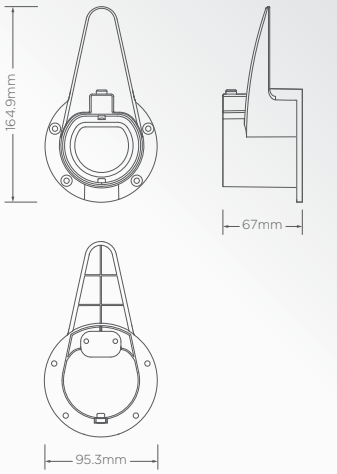
*Tethered cables are approximately 5m total length

QUBEV Smart unit:



Type 2 charge plug holster:

Included with tethered units



Specifications

Technical Data:

User Interface	• Mobile app • Plug & charge (manual) Scheduled ECO mode (solar) • Push button (limited functions) • RGB LED status indicator halo
Charge Protocol	Mode 3 (IEC 61851-1)
Charging Current	Variable – 10A, 13A, 16A & 32A
Built-in Protection	• Residual current protection – AC 30mA Type A & DC 6mA • Lightning surge, over temperature protection • PEN fault detection – No earth electrode/rod required • Supports automatic dynamic load balancing
Required External Protection	• Over current protection – A suitably rated MCB or Type-A 30mA device is to be installed at source (dependent on cable type and/or route) • Surge Protection – May be required depending on the installation
Cable Terminals	• 3 x 10mm² terminals (1-Phase) • 5 x 10mm² terminals (3-Phase)
Communications	• Wi-Fi 802.11 b/g/n 2.4 GHz • RJ45 Ethernet connection • Bluetooth (for installer configuration purposes) • OCPP 1.6J
Standby Power Consumption	< 10W
Enclosure Dimensions	200mm x 330mm x 109mm (W x H x D)
Weight	< 2.8kg (Socket) < 6kg (Tethered)
Environmental	• Ingress protection – Enclosure IP65, plug & socket IP54 • Impact protection – IK08 • Security – Tamper and breach protection boundaries with notifications • Operating temperature – -25°C to +50°C • Operating humidity – 3% to 95% • Altitude – < 2000m
Materials	• Unit – PC/ABS Alloy, flammability rating UL94-V0 • Mounting back plate – 1.5mm Steel with black powder coated finish
Unit Colour	● Black
Certifications & Compliances	• EV Charging Compliance – EN IEC 61851-1:2019, BS EN IEC 61851-1:2019 • Smart Regulations – SI 2021:1467 inc Schedule 1. • EMC Compliance – 2014/30/EU, SI 2016:1091. ETSI EN 301 489-1 V2.2.3 (2019-11) ETSI EN 301 489-3 V2.1.1 (2019-03), ETSI EN 301 489-17 V3.2.4 (2020-09). IEC 61851-21-1:2019. EN IEC 61851-21-2:2021, EN IEC 62311:2020 • Radio Emissions – 2014/53/EU, SI 2021:1467.ETSI EN 300 328 V2.2.2, ETSI EN 300 330 V2.1.1. ETSI EN 301 489-1 V2.2.3, ETSI EN 301 489-3 V2.1.1. ETSI EN 301 489-17 V3.2.4, EN IEC 61851-21-2:2021. EN IEC 61851-1:2019, EN IEC 62311:2020. BS EN IEC 61851-21-2:2021, BS EN IEC 62311:2020. EN IEC 61851-1:2019, EN IEC 62311:2020, BS EN IEC 61851-21-2:2021, BS EN IEC 62311:2020 • Safety Compliance – EN 60950-1:2006+A2:2013, EN 60950-22:2017. IEC 62955:2018. • Low Voltage Directive (LVD) – 2014/35/EU, SI 2016:1101. • Certification Markings – CE, UKCA & WEEE
Warranty	3 years

QUBEV Smart App



The QUBEV Smart app gives you full control of your charger, from scheduling your charging session for when electricity is cheapest, adjusting the power rating, monitoring your energy usage and much more.

Enjoy a seamless charging experience, ensuring your EV will be ready for your next electrified adventure.

- **Choose from charging modes:** Plug & charge, ECO (solar), scheduled
- **View charging state**
- **Solar compatible**
- **Schedule charging**
- **Multi user access**
- **Monitor usage**
- **Full charging history**
- **Fault notifications**
- **Security log & alerts**

DOWNLOAD THE FREE QUBEV SMART APP

GET IT ON Google Play

Download on the App Store

Options & accessories

Product Code	Item Description
EVFP0030	Mounting post – fits up to 2 chargers
EVFP0050	QUBEV Smart plate for mounting post
EVFP0090	QUBEV Smart Holster Plate for Mounting Post
ACSR0380	120A up to 35mm² CT clamp with 5m cable
EVPP0100	5m 32A Type 2 to Type 2 charging cable
EVPP0107	10m 32A Type 2 to Type 2 charging cable
EVPP0105	5m 32A Three Phase Type 2 to Type 2 charging cable
EVPP0108	10m 32A Three Phase Type 2 to Type 2 charging cable
	(Other cables are available, including Type 1 options)
EVPP0320	Carrying bag for EV charging cables
EVRS0040	QUBEV Smart remote wall mount for Type 2 plug holster



EVPP0100



EVRS0040



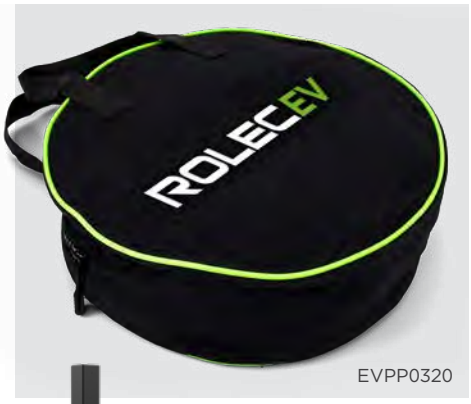
ACSR0380



BIM & CAD PACKAGE DOWNLOADS

- BIM – Revit families/IFC
- 3D models – STEP/IGES
- CAD drawings DWG/PDF

Assets are available to add to development plans and see how these units look in context. To download the assets, please visit: **www.rolecserv.co.uk/downloads-ev-charging**



EVPP0320



EVRS0030



THIS DOCUMENT CONTAINS INFORMATION THAT IS SUBJECT TO CHANGE WITHOUT NOTICE.

The latest version of this publication can be downloaded at https://www.rolecserv.com/downloads-ev-charging

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EVQSD-V01-R3 QUBEV Smart Data Sheet

ROLEC EV

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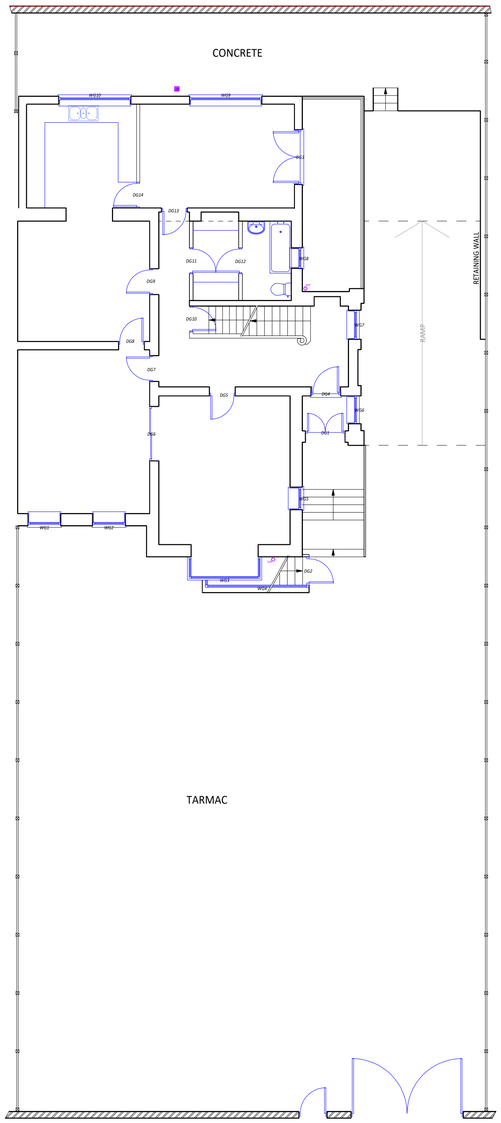
www.rolecserv.com

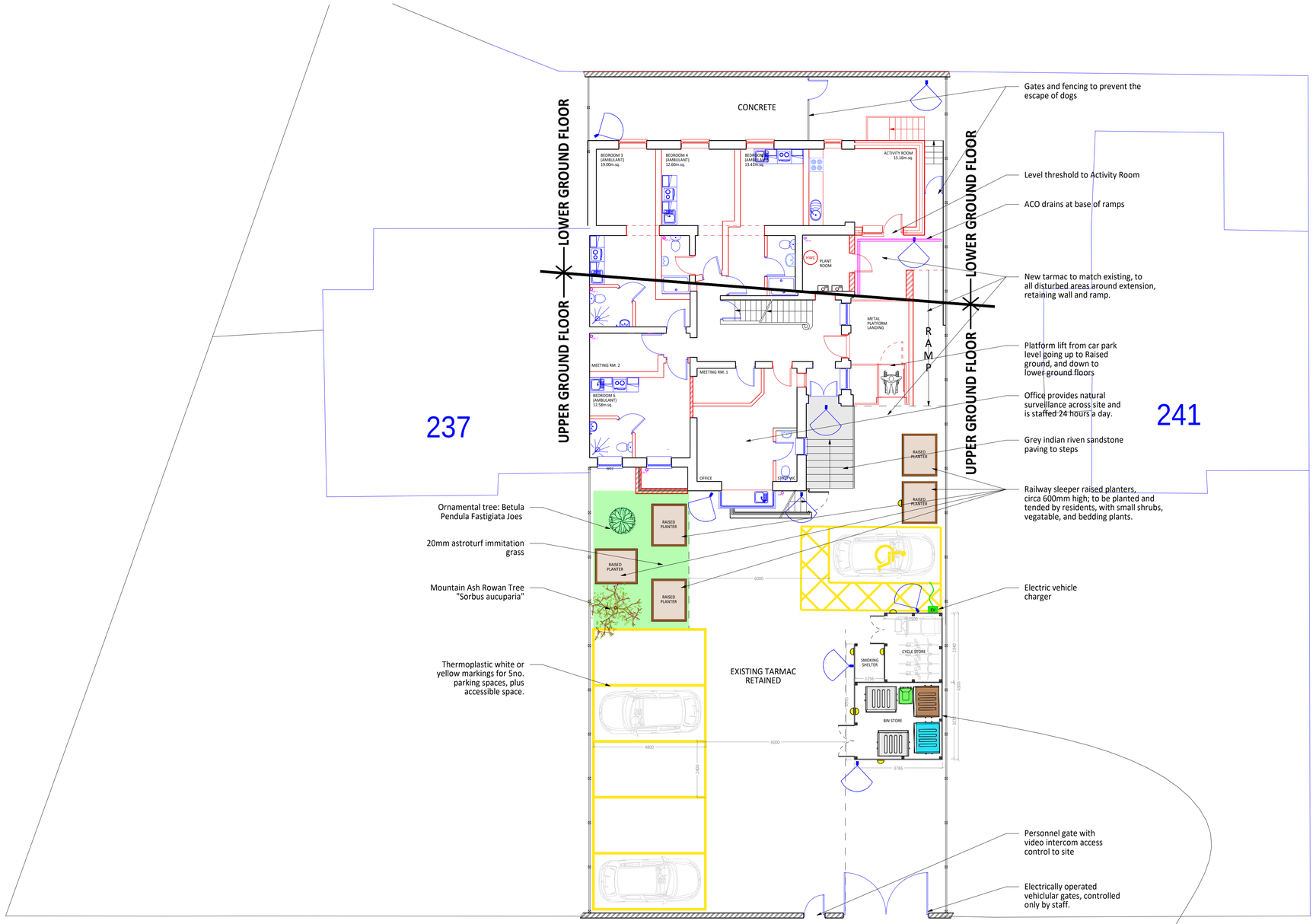
Condition 13: Landscaping

Refer to submitted site plan drawing overleaf, which specifies materials and species of ornamental trees.

The raised planters will be planted and tended by the occupants.

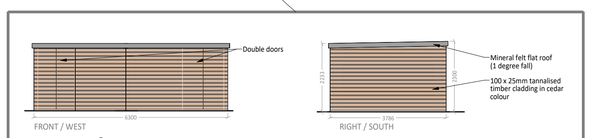
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EXISTING
(Showing Upper Ground Floor)

PROPOSED
(Showing Upper and Lower Ground Floor)



BIN/CYCLE STORE DETAILS

KEY

- EXISTING DRAINAGE
- PROPOSED DRAINAGE
- EXISTING ELEMENTS
- PROPOSED ELEMENTS
- PAINTED LINE
- LOW LEVEL 12W LED BULKHEAD EYELID LIGHT
- CCTV WITH NIGHT VISION

5m 4 3 2 1 0

PROJECT:
239 Dickenson Road
Longsight
Manchester
M13 0YW

CLIENT:
Goodier Construction Limited

TITLE:
Site / Block Plan with
Bin and Cycle store details

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DRAWN:	CHECKED:	DATE:
MKN	MKN	18/02/26
SCALE:	DRAWING NO.	REV:
1:100 @ A1	25060.PP.03	C

REV	DESCRIPTION	DATE	INITIAL

Do not scale. All dimensions and levels must be verified on site and discrepancies reported to Building Sense Limited, prior to commencing works or preparing site drawings. Any conflicting information must be reported for clarification. If in doubt, ask.

STAGE:
PLANNING

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Chartered Surveyors
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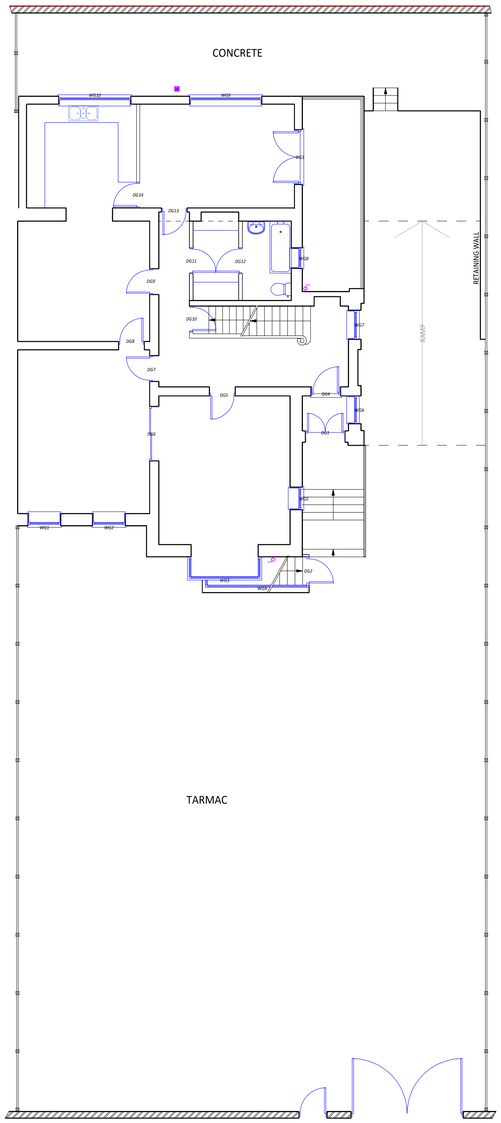
Condition 15: Security and CCTV

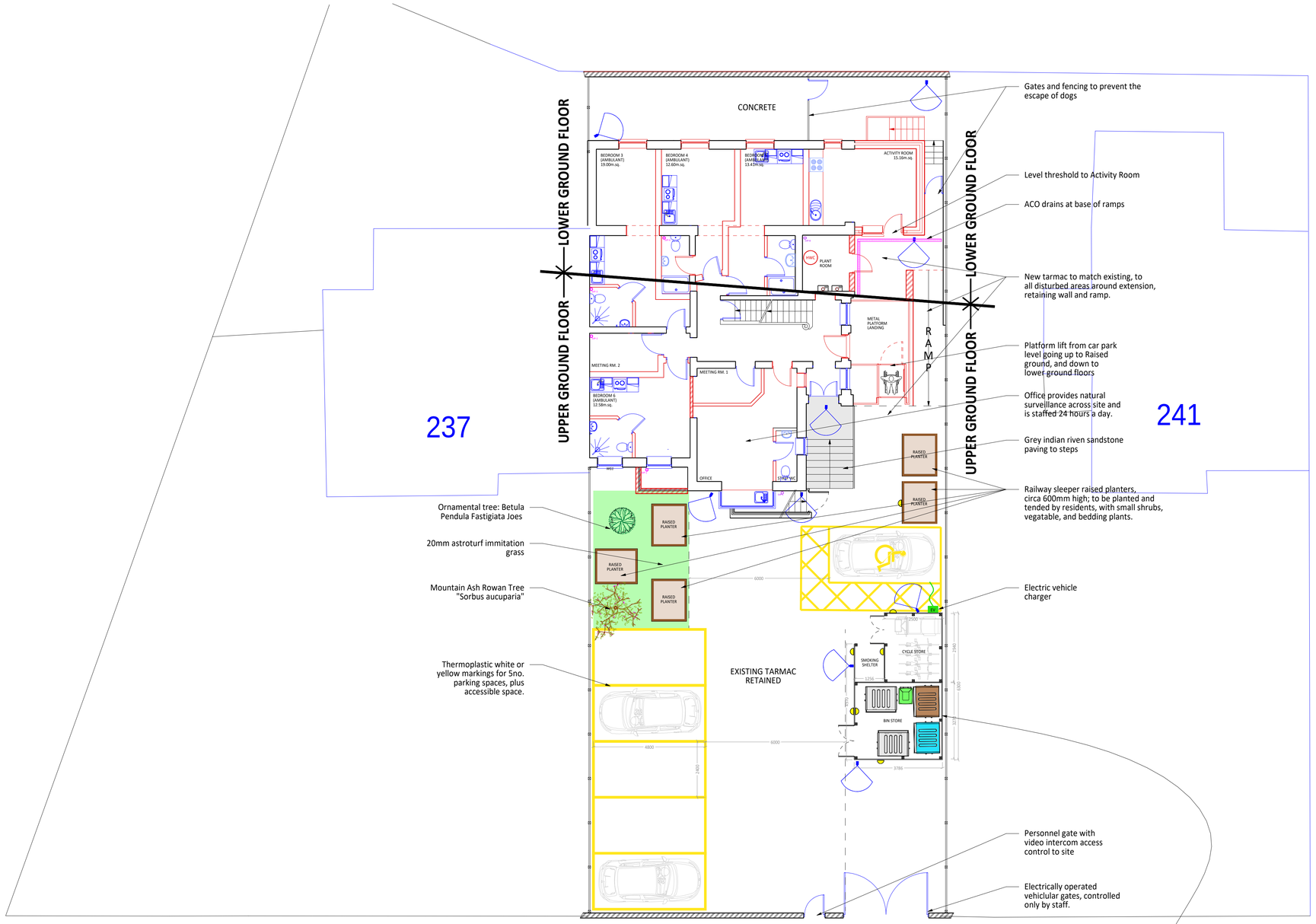
Refer to revised site plan drawing (03 revision C) overleaf, which shows positions of CCTV.

Per the submitted management plan, the staff is staffed 24h with a minimum ratio of 1:9.

The originally submitted Planning Statement details proposed access control to the site.

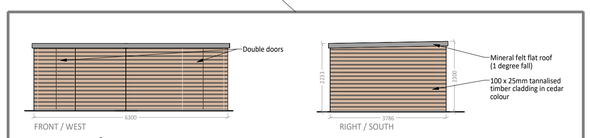
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EXISTING
(Showing Upper Ground Floor)

PROPOSED
(Showing Upper and Lower Ground Floor)



BIN/CYCLE STORE DETAILS

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Site / Block Plan with
Bin and Cycle store details

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