

Redbank Playing Fields

Creation of 3G Artificial Grass Pitch (AGP) with perimeter fencing, new macadam hardstanding areas, floodlights, storage container, single storey pavilion and 83 space car park with associated lighting and landscaping

Discharge of Planning Conditions

Document Control			
Project	Redbank Playing Fields		
SSL project code	CLS017		
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Associated Documents

- Ground Investigation Report
- Proposed Site Access Improvements Rev B
- Proposed Site Access Specifications
- Existing Site Access Layout
- Traffic Management Plan (pitch)
- Traffic Management Plan (pavilion)
- Traffic Management Plan drawing
- Key Route Access Network
- Photograph Dilapidation Survey
- Photos A-F
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- Biodiversity Enhancement Plan

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Introduction

SSL have been commissioned to prepare site-specific survey works to date and collate further site information and details in order to assist in the discharge of the planning conditions placed on the permitted application for the construction of an all weather playing pitch, fencing, floodlighting, pavilion and car park at:

**Redbank Playing Fields
Unsworth Street
Radcliffe
Manchester
M26 3RH**

This statement and supporting information are to be considered in order to discharge some planning conditions in relation to the planning application 68647.

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Planning Conditions

Planning Condition 3

3. No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

Response –

Please refer to attached:

- STV6052 G01 Ground Investigation Report

Planning Condition 6

6. Notwithstanding the details indicated on the approved plans, no development shall commence unless and until full details of the following have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

- Alterations to the existing site access onto Unsworth Street on land within the applicant's control to form the improved vehicular site access with increased 6m kerb radii.
- Minimum 2.0m new footway on the southerly side of the site access and all associated accommodation works required to maintain the existing pedestrian access to land to the south/Pharmacy forecourt.
- Provision of a tactile paved pedestrian crossing point on Unsworth Street in a position to be agreed with the Highway Authority to tie into the new footway/pedestrian access to the proposed car park, incorporating all associated accommodation works to the existing footways/verge.
- Alterations to the existing timber knee rail on the northerly side of the proposed site access.
- All associated highway and highway drainage remedial works required to reinstate the adopted highway to its former condition prior to commencement of the development.
- Measures and scheme of works to ensure that surface water is not discharged onto the adjacent adopted highway.

The details subsequently approved shall be implemented to an agreed programme and to the written satisfaction of the Local Planning Authority with all highway works completed prior to the development hereby approved being brought into use.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design, CF1/1 - Location of New Community Facilities and HT6/2 - Pedestrian/Vehicular Conflict.

Response –

Please refer to attached:

- 3024 Proposed Site Access Improvements Rev B
- 3025 Proposed Site Access Specification
- Existing Site Access Layout

Planning Condition 7

7. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
- Access route for all vehicles to the site from the Key Route Network;
- Access point(s) for construction traffic from Unsworth Street and all temporary works required to facilitate access for ground works/construction vehicles;

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- If proposed, details of site hoarding/gate positions clear of required visibility splays onto Unsworth Street;
- The provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted/unadopted highway and to maintain access for users of Public Right of Way No. 41, St. Andrew's, Radcliffe, that crosses the site;
- A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Unsworth Street;
- Confirmation of hours of operation and number of vehicle movements;
- Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
- Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
- Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented to the written satisfaction of the Local Planning Authority prior to the development hereby approved being brought into use.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

Response –

Please refer to attached:

- Construction Traffic Management Plan (pitch)
- Construction Traffic Management Plan (pavilion)
- Construction Traffic Management Plan drawing
- Key Route Network Access
- Photographic Dilapidation Survey
- Photos A-F
- Photos G-L
- Photos M-R

Planning Condition 10

10. Prior to the commencement of development, details of a biodiversity enhancement plan and landscaping scheme shall be submitted to, and approved by the Local Planning Authority. The contents of the plan should include native tree and shrub planting and bat/bird boxes and a timetable for the implementation and management. The approved scheme shall thereafter be implemented not later than 12 months from the date of first use of the development or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 – Conserving and enhancing the natural environment of the NPPF.

Response –

Please refer to attached:

- Biodiversity Enhancement Plan JSL4837 700

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