

7th October 2022

Planning Department
Bury Council
Town Hall
Knowsley Street
Bury
Lancashire
BL9 0SW

c/o Work.Life
Core
30 Brown Street
Manchester
M2 1DH

03301 331 355
info@mialex.co.uk
www.mialex.co.uk

Dear Planning Team

Re: 305 Middleton Road, Manchester M8 4LY
Planning Application for discharge of Conditions 3, 4, 6 and 8 relating to planning permission Ref 67944

Background

Planning permission (Ref 67944), which was approved on the 9th September 2022 provides for the following development:

“Demolition of the existing detached two storey dwellinghouse on site and its replacement with a new two storey dwellinghouse.”

The application was approved subject to total of 10 planning conditions. We are instructed to apply to enable the discharge of the following conditions:

Condition 3 (External Materials)

No development comprising the erection of any external walls shall take place until details of the materials to be used in the construction of the external surfaces of the development, including the roof, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The materials to be used throughout the development shall be consistent in terms of colour, size and texture with the approved details.

Reason

No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.

Accordingly, we confirm as per the enclosed manufacturer specifications that Double Roman Dark Grey Wienerberger Roof Tiles and Forterra LBC Sandfaced Pressed Bricks shall be utilised for the development. Physical samples of which can be made available at the local authorities request.

Condition 4 (Contamination)

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 water, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 – Conserving and enhancing the natural environment.

As such, please find enclosed a Geo-Environmental Phase 1 Desk Study by Adeptus Consulting.

Condition 6 (Construction Traffic Management Plan)

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 abutting the site in the event that subsequent remedial works are required following construction of the development/boundary treatment and as a result of any statutory undertakers connections to the new dwelling;*
- *Access point for demolition/construction traffic from the adopted highway;*
- *Hours of operation and number of vehicle movements;*
- *A scheme of appropriate warning/construction traffic signage in the vicinity of the site and its access;*
- *Parking on site (or on land under the applicants control) of operatives and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this;*
- *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 parking of vehicles and storage of demolition/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 occupied.

Reason

As the information has not yet been submitted at application stage and to maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure 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 and HT6/2.

Accordingly, please find enclosed a Construction Traffic Management Plan prepared by Mialex.

Condition 8 (Biodiversity Mitigation and enhancement Plan)

A biodiversity mitigation and enhancement plan shall be submitted to and approved in writing by the Local Planning authority, prior to the erection of any external wall. The content of the plan should include elements to mitigate for loss of tree shrubs, bat roosting and bird nesting habitat and shall include the provision of a bat and bird box. The approved plan shall be implemented in accordance with the approved details.

Reason

In order to ensure that no harm is caused to a protected species pursuant to policies EN6 – Conservation of the Natural Environment and EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 – Conserving and enhancing the natural environment.

As a result, please find enclosed a Biodiversity Mitigation and Enhancement Plan prepared by Mialex.

Next Steps

Against this background, the application for the proposed discharge of Conditions 3, 4, 6 and 8 is deemed to be in accordance with relevant planning policy and considered acceptable in planning terms.

As such, we look forward to confirmation of early validation and determination of the application.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Johnson', with a stylized, flowing script.

Harry Johnson
B.Sc. (Hons) M.Sc.
Planner
harry@mialex.co.uk
07896975355