



Mrs Clare Garfield
SLR Consulting Ltd
Unit 5 Brindley Court
Gresley Road
Shire Business Park
Worcester
WR4 9FD

Dear Sir/Madam,

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION

Application No:	23/00122/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with condition 5 (CEMP) on planning permission 20/01585/FUL
Location:	Whitbrook Power , Land On The West Side Of Hanson Street, Middleton, Manchester, M24 6AG

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 5 5 No development shall take place (including any site clearance or preparation works) until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include the following:
- a. the parking of vehicles of site operatives and visitors;
 - b. loading and unloading of plant and materials;
 - c. storage of plant and materials used in constructing the development;
 - d. the erection and maintenance of security hoarding;
 - e. measures to mitigate the risk of contaminated surface water run-off to the watercourse during site clearance and the breaking-up and removal of the existing concrete surface;
 - f. measures to protect surrounding sensitive receptors from fugitive dust and debris both during and after the construction phase;
 - g. hours of construction, including deliveries (which should not take place outside of the hours of 08:00-18:00 Monday to Friday and 09:00-14:00 Saturday, with no work taking place on Sundays or Bank Holidays); and;
 - h. a survey of the site and surrounding area detailing the presence of invasive species, and in the event that invasive species are discovered, a method statement detailing avoidance, control and eradication measures.

The approved method statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved method statement.

Reason: To minimise the detrimental effects to the natural environment through risks of pollution during the construction phase in accordance with Policies DM1, G7 and G9 of the Core Strategy and the National Planning Policy Framework.

Reason for Pre-Commencement: Site clearance poses a threat to the surrounding natural environment and a scheme therefore needs to be agreed in advance of any works taking place.

Decision: The submitted Construction Environmental Management Plan ref. 404.09695.00001 version 1.0 by SLR Consulting dated February 2023 is accepted. The development shall be carried out in strict accordance with the approved CEMP in order to comply with the requirements of the condition.

Yours faithfully,

Daniela Ripa
Interim Head of Planning Services