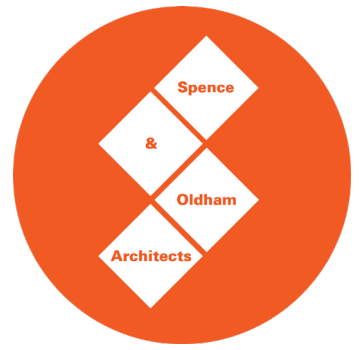


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Ref: 0011/01/admin/LA.02 Revision A

25th April 2022
Planning Services
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam

RE: 129142/FO/2021 – Discharge of Conditions

Regarding the planning application, approved 18th March 2021, please find below information sufficient to discharge pre-commencement conditions.

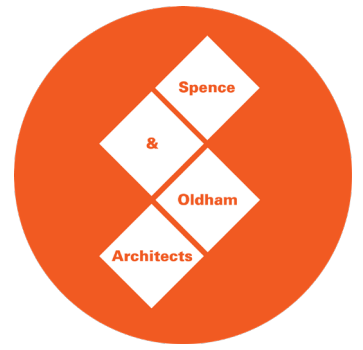
Condition 1 - The development must be begun not later than the expiration of three years beginning with the date of this permission.

Noted.

Condition 2 - The development hereby approved shall be carried out in accordance with the following drawings and documents: Location Plan received by the City Council as Local Planning Authority on 19 January 2021; Proposed Plans and Elevations drawing no. 01 003 received by the City Council as Local Planning Authority on 19 January 2021; Existing Plans and Elevations drawing no. 02 002 received by the City Council as Local Planning Authority on 19 January 2021; Design and Access statement received by the City Council as Local Planning Authority on 19 January 2021; Waste management proforma received by the City Council as Local Planning Authority on 19 January 2021.

Noted.

Condition 3 - No above ground development works above ground shall take place unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be constructed only using the approved materials. The development shall only be implemented in accordance with the agreed details.



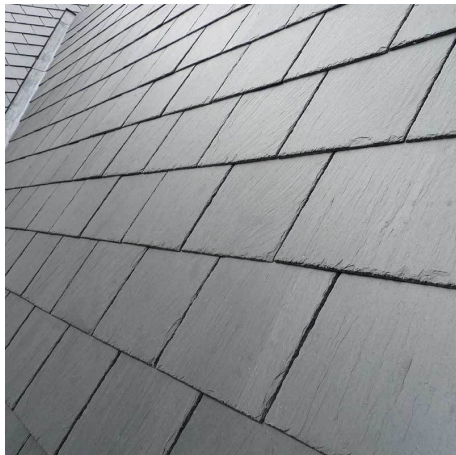
External Walls:

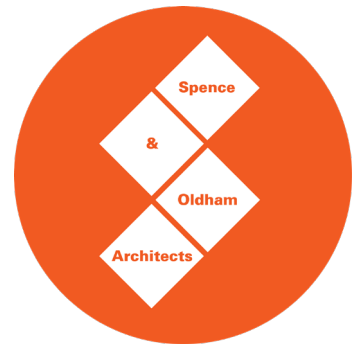
Carlton 73mm weathered red brick.



Roof Tiles to Existing and Proposed Dwellings and to Dormer Walls:

Slate roof tiles to proposed and existing dwelling and to rear and cheek walls of dormer window to proposed dwelling.





Window Frames

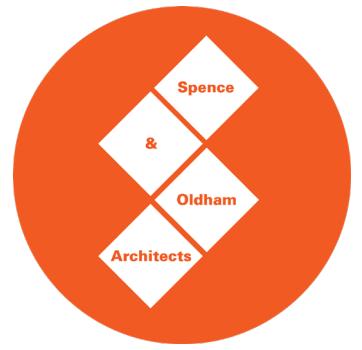
External sash-effect casement windows throughout new dwelling to be uPVC framed, to RAL 7016 Anthracite Grey, manufacturer TBC.



Fascias and Soffits

Durasid Bellecto (or similar manufacturer / range) PVU-U fascias and soffits, colour: Black





Window and Door Heads and Cills, and Bay Window Plinth / Mullions

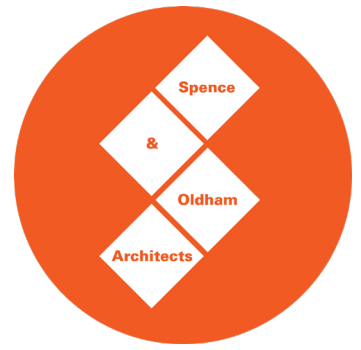
Cast stone window heads and cills, to provide sandstone effect, bay window capping and mullions to be same finish, formed as per elevation drawings. Manufacturer TBC.



Front Door

Composite traditional styled front door with vision panel, opaque with frosted glass rectangular fanlight above, please refer to below image for similar style. Colours and design TBC.





Side Door

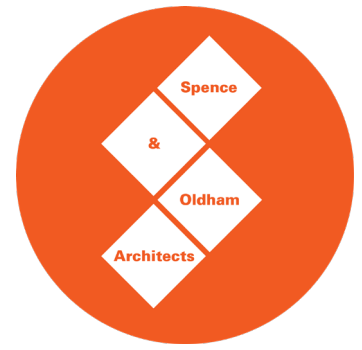
uPVC / timber contemporary styled back door, frosted glass vision panel, please refer to below image for similar style. Colours and design TBC.



Sliding Doors to Rear of House

uPVC framed sliding doors, fully glazed with RAL 7016 Anthracite Grey frames, manufacturer TBC.





Condition 4: The development shall be carried out in accordance with the Waste Management Strategy received by the City Council as Local Planning Authority on 19 January and indicated on the Proposed Plans and Elevations drawing no. 01 003 received by the City Council as Local Planning Authority on 19 January 2021. 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. No bins shall be stored outside the curtilage of each property, other than on the day of collection.

Noted.

Condition 5: Prior to the commencement of development, a surface water drainage layout for the site, based on sustainable drainage principles, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details.

Please see included drawings and report:

- **PGC 216 - 227 Moston Lane - Drainage Discharge Condition Report - V1 Final**

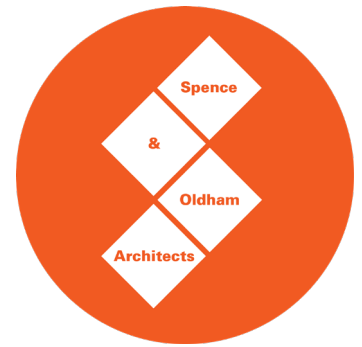
Condition 6a: Prior to the commencement of development, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

Please see included Phase 1 SI Report:

- **Ph1 Desk Study - 227 Moston Lane East (071221) - Rev A 141221**



Condition 7: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the dwellinghouse hereby approved shall not be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2020, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Noted.

Condition 8: The dwellinghouse hereby approved shall not be occupied until the space and facilities for bicycle parking have been provided in accordance with details shown on the Proposed Plans and Elevations drawing no. 01 003 received by the City Council as Local Planning Authority on 19 January 2021. The approved space shall thereafter be retained and permanently reserved for bicycle parking.

Noted.

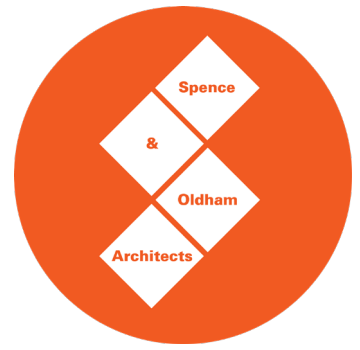
Condition 9: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouse, or any other boundary treatment to the road frontages, other than expressly authorised by the granting of this planning permission.

Noted.

Condition 10: Notwithstanding details submitted, prior to above ground development commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures shall be implemented in the construction of the approved development.

Please see included Environmental Standards Statement:

- 0011/01/admin/LA.03 Environmental Standards Statement



Condition 11: Notwithstanding details submitted, the dwellinghouses hereby approved shall not be occupied until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of all boundary treatment to be erected. The boundary treatment shall be completed prior to first occupation of the dwellinghouses hereby approved. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Please see included drawing:

- **(02)004 Proposed Boundary Treatments Plan**

We hope the above is sufficient for you to formally confirm discharge of all conditions. Should you have any queries then please do not hesitate to contact us.

Yours Faithfully,

Gregory Oldham ARB
greg@soarchitects.co.uk

For and on behalf of Spence & Oldham Architects Ltd