

Our Ref: 1320/L/002-LA
2nd March 2022

Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester
M60 2LA

Re: Application for Approval of Details Reserved by Condition within Planning Permission 125961/FO/2020
Location: Land to the Rear of Crumpsall Constitutional Club, off Linn Street, Manchester, M8 5SN
Proposal: Erection of 14 x 3 bedroom dwellinghouses (C3a) with associated landscaping, car parking and boundary treatment
Conditions: 4, 6, 11, 12, 14, 16, 18

Dear Sirs,

Please find enclosed our planning application which has been submitted via the Planning Portal for the Approval of Details Reserved by Condition in order to discharge the above mentioned conditions of the approval 125961/FO/2020.

We would be grateful for your confirmation that the information provided within this application is satisfactory and the relevant conditions can be discharged. Please find the following comments which summarise the information that has been submitted:

Condition 4 (Local Benefit Proposal)

Supplied as part of the application submitted via the Planning Portal is the Local Employment Outcomes Report by Wiggett Construction which confirms the local labour recruitment provided throughout the project.

We trust this is sufficient for your approval to satisfy the requirements of part (b) of Condition 4 and this can now be fully discharged.

Condition 6 (Phase II Site Investigation)

Supplied as part of the application submitted via the Planning Portal is the Remediation Validation Report (ref: 1284) by Build Vision Consulting Engineers which confirms the implementation of the remediation measures to protect against contamination and landfill gas.

We trust this is sufficient for your approval to satisfy the requirements of part (b) of condition 6 and this can now be fully discharged.

Condition 11 (Energy Statement)

Supplied as part of the application submitted via the Planning Portal is the Completion Compliance Report (ref: 2202/05) by Lancaster Maloney which confirms compliance with the carbon reduction requirements.

We trust this is sufficient for your approval to satisfy the requirements of the second part of condition 11 and this can now be fully discharged.

Condition 12 (Sustainable Drainage Scheme)

Supplied as part of the application submitted via the Planning Portal is the SuDS Management & Maintenance Plan, and the SuDS Verification Report (ref: 1284) and by Build Vision Consulting Engineers confirming the installation of the required SuDS measures for the project.

We trust this is sufficient for your approval to satisfy the requirements of the second part of condition 12 and this can now be fully discharged.

Condition 14 (Noise Impact Assessment)

Supplied as part of the application submitted via the Planning Portal is the Internal Ambient Noise Level Assessment (ref: J003726-5459-TD-01) by PDA Acoustic Consultants which confirms the results of the post completion testing of internal noise levels.

We trust this is sufficient for your approval to satisfy the requirements of part (b) of condition 14 and this can now be fully discharged.

Condition 16 (Street Lighting)

Supplied as part of the application submitted via the Planning Portal is the Proposed Street Lighting drawing (ref: P0103-99-Linn Street-1300-04) and the Outdoor Lighting Report (ref: P0103-99-Linn Street-1101) by 4-Way Consulting which confirms the street lighting layout and light spread levels for the project.

We trust this is sufficient for your approval to satisfy the requirements of condition 16 and this can be discharged.

Condition 18 (Secured by Design)

Supplied as part of the application submitted via the Planning Portal is the Secured by Design Gold Award Certificate (ref: 2020/0098/SBD/01) by Greater Manchester Police.

We trust this is sufficient for your approval to satisfy the requirements of condition 18 and this can be discharged.

I trust the above is satisfactory however should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

HNAarchitects

A handwritten signature in black ink, reading 'Riggall', written in a cursive style.

Tom Riggall
Architectural Technician