

MH/DOC/VQ/18

27th January 2022

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically

Dear Rob,

**Discharge of condition 18 of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following our recent planning approval at Manchester College, Northenden, we would now like to submit a discharge of condition application. This relates to condition 18 of planning permission 131147/FO/2021, which states:

“Within 3 months of the commencement of development hereby approved, a fully detailed scheme of highway works including technical drawings shall be submitted in writing to the Council as local planning authority, the submitted scheme shall include:

- highway and footpath layout;*
- highway drainage;*
- street-lighting;*
- surfacing;*
- traffic calming measures;*
- Traffic regulation orders;*
- dropped kerbs;*
- tactile paving;*
- details of the connections to existing adopted highway/footways at Holly Hey Drive, Moss Hey Drive and the pedestrian cycle access to the south east corner of the site;*

and,

- details of the control of the emergency access to Holly Hey Drive.*
- Confirmation that a section 278 agreement has been entered into for the completion of highway works and any associated Traffic Regulation Orders*
- Timescales for the implementation of the scheme..”*

Please see attached a copy of the following drawings for your approval.

1. Section 38 Agreement Plan
2. Kerbing and Surfacing Plan
3. Road Geometry Plan
4. Road Junction Setting Out Plan
5. Road Centreline Setting Out Plan
6. Section 104 Agreement Plan
7. Road Construction Details

8. *Section 38 Street Light Design*
9. *Ecological Review of Street Lighting Design*

We envisage that the timescales for the above works will start in March 2023 with final surfacing to all roads be completed in December 2025. The adoption maintenance period of 12 months will start January 2026 with a view of a full handover being in January 2027. Please note these dates may change due to weather conditions, supply of materials etc.

We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,
For and on behalf of Miller Homes Limited (NW)

Johnathon Lowe
Design Manager