

Jennifer Atkinson
Planning Department
Strategic Development Directorate
Manchester City Council
PO Box 532
Manchester
M60 2LA

VIA THE PLANNING PORTAL ONLY

30882/A3/LS/DM

7th May 2021

Dear Jennifer,

**RE: APPLICATION TO DISCHARGE CONDITION 12 ATTACHED TO PLANNING PERMISSION
REF: 126674/FO/2020 AT LAND AT EDGE LANE, MANCHESTER, M11 1DG**

On behalf of our Client, Your Housing Group, we hereby seek to discharge Condition 12 (Affordable Housing) attached to planning permission ref. 126674/FO/2020 relating to the development at Edge Lane, Manchester, M11 1DG.

The documents submitted to support the discharge is described in detail below.

Condition 12

Condition 12 states:

"Prior to the commencement of the development, a scheme for the provision of affordable housing as part of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme, or any amended scheme in relation to the tenure mix subsequently approved in writing by the City Council as local planning authority, and shall meet the definition of affordable housing in Annex 2 of the NPPF (or any future guidance that replaces it). The scheme shall include:

- i. the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of a minimum of 20% of the dwelling-houses in accordance with the submitted Affordable Housing Statement;*
- ii. the timing of construction of the affordable housing;*
- iii. a strategy to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and*
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.*

The affordable housing scheme shall be implemented as part of the development and thereafter retained in perpetuity."

To formally discharge this Condition, an Affordable Housing Statement has been submitted in support of this Application. This Statement sets out that Your Housing Group is a Registered Provider under the Co-operative and Community Benefit Societies Act 2014, and as such all of the 216 proposed dwellings will be affordable.

The affordable housing tenure split is as follows:

- 8% Social Rent;
- 24% Affordable Rent;
- 44% Shared Ownership; and
- 24% Rent to Buy.

The Affordable Housing Statement sets out in further detail which plots will be eligible for the proposed tenures above.

With regards to timescales, as the scheme is 100% affordable the dwellings will be constructed in line with the Indicative Phasing Plan, which has also submitted in support of this Application.

Summary

We trust that the information provided meets your requirements to be able to discharge Condition 12. If, however, you require anything further, please do not hesitate to get in touch.

Yours faithfully,



LIZ SLATER

Planner

Enclosed: Completed Application Form
 Planning fee (paid directly)
 Affordable Housing Statement
 Phasing plan showing release of affordable homes

Cc: Keiron Moore, Your Housing