

Mrs Jennifer Connor
Planning
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our ref: 0179-Db-210302
Date: 2nd March 2021

Dear Jennifer,

re : 21 Didsbury Park

Planning application ref: 123880/FO/2019

Please find attached information for the discharge of the pre-commencement planning conditions 3, 4, 8, 9, 14, 16 and 17 as noted below:

Planning Condition 3

Please refer to the attached document '0179-Proposed External Finishes-T1' illustrating the following proposed external finishes for approval.

- Brickwork
- Brickwork (to Boundary Wall)
- Resin Bound Chippings (Driveway)
- Timber Cladding/Entrance Door
- Slate Roof
- Single Ply Membrane Roof
- Timber Fencing
- Aluminium Composite Windows
- Garage Door
- Frameless Rooflights
- Rainwater Gutter/Downpipe
- Colour of all External Metalwork (RAL 7021 Black/Grey)

Planning Condition 4

Please refer to the attached drawing al(05)050-P3 Proposed Landscaping Plan for approval.

Planning Condition 8

Please refer to the attached Construction Management Plan information as the following for approval:

- B1 PCIP – Didsbury Park
- B2 HSP Construction Plan
- B3 Welfare Layout
- N1 Emergency Procedures
- N3 A&E Directions

Planning Condition 9

The external bin stores are located either side of the garages behind the 1800mm high timber battened fencing. The bin enclosures are to be finished in timber battens with doors, all to match the finish and height of the new fencing to ensure they won't be visible from the road (Didsbury Park). The enclosure will have 25mm gaps between the battens (to match the spacing on the fence) to provide ventilation to the bins. The enclosure will be covered with bitumen felt flat roof (no higher than the 1800mm high fence).

Waste collection will be by the Local Authority.

Planning Condition 14

Please refer to the attached drawing al(05)050-P3 Proposed Landscaping Plan for location of electric vehicle charging points for approval.

Planning Condition 16

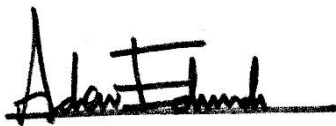
Please refer to the attached drawing al(05)050-P3 Proposed Landscaping Plan for details and specification of the proposed trees that will provide the necessary screening between properties for approval.

Planning Condition 17

Please refer to the attached '21 Didsbury Park – UKGBC Info' (UK Green Building Council Information), that demonstrates the development is to achieve a 22.4% reduction to the requirements in Part L1A solely through the efficient design measures. This percentage reduction is further increased with the specification of the solar PV's which brings the total carbon reduction to 44.7%.

Please let us know if you require any further information.

Yours sincerely



Andrew Edmunds
Director & Founder
Edmunds Architects