

Mrs Julie Roscoe
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Your ref:
Our ref: 2025-08-14 LPA
Date: 14 August 2025

UPLOADED TO PLANNING PORTAL

Dear Mrs Roscoe

FORMER WALKERS PRINTING SITE, CRABTREE LANE, MANCHESTER, M11 4GU

APPLICATION TO DISCHARGE CONDITION 3 PURSUANT TO THE APPROVAL OF FULL APPLICATION 138914/FO/2023

PLANNING PORTAL REFERENCE: PP-14253480

Further to the approval of full planning application 138914/FO/2023, I have today submitted an application for the discharge of Condition 3 of the full planning permission which was granted 17 April 2024. For clarification, the full description of that planning permission is:

“Erection of 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B8) following demolition of existing buildings and structures.”

I set out below for ease of reference the wording of Condition 3, and the details being submitted with this application to enable the Local Planning Authority (LPA) to formally discharge the respective condition. Condition 3 states that:

“3) Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include; o The routing of construction traffic; o Detail the vehicular activity associated with the construction including appropriate swept path assessment; o Details of the location and arrangements for contractor parking; o The identification of the vehicular access points into the site; o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period; o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site. o Identify measures to reduce noise emissions; Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).”



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In respect of the above, I have enclosed the following documents:

1. Application Form (submitted via the Planning Portal).
2. Covering Letter (this document).
3. Construction Management Plan.
4. Swept Path Analysis drawings.

The submitted Construction Management Plan aims to satisfy the majority of the required details listed within Condition 3, and should be considered in conjunction with the Swept Path Analysis drawings which demonstrates the details regarding the vehicular activity associated with the construction. The swept path analysis drawing enclosed was approved under discharge of condition application CND/25/0297 on 23 April 2025 in relation to Condition 7 (Highway Works).

Statutory Application Fee

The appropriate planning application fee is £298 plus an administration fee of £85 payable to the Planning Portal. Our client has been nominated to pay these monies.

Summary

We trust that you will find this application to be in order. If you have any queries about the enclosed application please do not hesitate to contact me, or my colleague Beverley Moss who would be very happy to help.

Yours sincerely,

