08 August 2025

Ms Jennifer Atkinson
Manchester City Council.
Town Hall Extension,
Lloyd Street,
Manchester
M2 5DB.

Dear Jennifer

Re: Planning Permission 130390/FO/2021
Erection of 23, 3 storey dwellinghouses (Use Class C3a) with associated car and cycle parking provision, hard and soft landscaping, access, servicing, and other associated works.
Location: Land at Downley Drive, Manchester M4 6BW

Please accept the following compliance statement as confirmation that we have complied with the requirements as outlined in the following planning conditions associated with the above-mentioned planning permission: -

Condition 1
We confirm that the development has commenced within 3 years of the date of the permission noted above.

Condition 2
We confirm that the development hereby approved has been carried out in accordance with the plans, specifications and reports as approved under this permission noted unless required otherwise by any other condition noted on the same permission.

Condition 3
We confirm that no vegetation clearance has taken place during the optimum period for bird nesting (March – September inclusive).

Condition 11
We confirm that the window reveals and soffits for the development have been carried out in accordance with drawing no. 8801-BA-00-00-DR-A-(31) 001-8 stamped as received by the Local Planning Authority on 24th May 2021.

Condition 12
We confirm that the boundary treatments have been carried out in accordance with the approved drawings 1907/p105, 1907/p/05 Rev C and 1907/p/01 Rev C stamped as received by the City Council as Local Planning Authority on 30 June 2021.

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Condition 18
We confirm that the waste management arrangements for the development hereby approved have been installed in accordance with Waste Management and Servicing Strategy (including MCC's Waste Proforma) (prepared by Buttress Architect; stamped as received by the City Council, as Local Planning Authority on 13 May 2021. The details of which were implemented before first occupation and have thereafter retained and maintained in situ.

Condition 20
We confirm that if any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage will be submitted to the Local Planning Authority. Once approved it shall thereafter be retained in accordance with the details which have received prior written approval of the City Council as Local Planning Authority.

Condition 24
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) our Client (Great Paces Housing Group) are aware that no part of the development shall be used for any other purpose other than the purpose (s) of Class C3(a) of the schedule to the Town and Country Planning (Use Classes) Order 1987(as amended) (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition 25
We confirm that our Client (Great Places Housing Group) are aware that the residential use hereby approved can only be used as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition 29
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) we confirm that our Client (Great Places Housing Group) is aware that no garages, extensions, porches, roof alterations, outbuildings or upwards extensions shall be erected other than those expressly authorised by this permission.

Condition 30
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) we confirm that no windows have been inserted into any elevations of the dwellinghouses hereby approved other than those shown on the approved drawings outlined in condition 2.

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Condition 31
Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, we confirm our Client (Great Places Housing Group) are aware that no further upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Condition 32
We confirm that all tree work has been undertaken by a competent contractor in accordance with British Standards BS 3998 “Recommendations for Tree Work”.

Condition 33
We confirm that any “retained tree” (existing tree), shrub or hedge which was shown as retained within the Arboricultural Impact Assessment prepared by Bowland stamped as received by the City Council, as Local Planning Authority on 13 May 2021 have been protected and retained in accordance with paragraphs (a), (b) and (c) of this condition.

Condition 34
We confirm that the development hereby approved has been carried out in accordance with the Travel Plan Framework prepared by Ashley Helme stamped as received by the City Council as Local Planning Authority 13 May 2021.

We trust the provision of this information meets with your requirements in order to discharge the above noted conditions but if you have any queries please do not hesitate to contact the undersigned.

Yours sincerely

Steve Weir
Chief Operating Officer

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