

07 August 2025

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

Dear Jennifer

Re: Planning Permission 137841/FO/2023

Erection of 5 storey building to form 52 residential apartments (Use Class C3a), with associated car and cycle parking provision, hard and soft landscaping, boundary treatments, 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 5

We confirm that the drainage scheme for the development hereby approved has been installed in accordance with the approved plans and that surface water drainage is restricted to 5l/s.

Condition 8

We confirm that throughout the course of the development no further contamination not previously identified has been found and the remediation strategy as approved has been implemented.

Condition 9

We confirm that no drainage systems for the infiltration of surface water to the ground have been installed.

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Condition 11

We confirm that the construction phase of the development has been completed in accordance with the submitted Construction Management Plan prepared by Whitley Eaves, received 22/08/2023; previously approved under application CDN/22/0334.

Condition 14

We confirm that the window reveals and soffits for the development have been carried out in accordance with drawing no. 8801-VUT-XX-XX-DR-A-06502-P1.

Condition 15

We confirm that the boundary treatments have been carried out in accordance with the approved drawings

Condition 16(a)

We confirm that the development hereby approved has been carried out in accordance with the Environmental Standards and Energy Statement prepared by Watt Energy & Consulting Engineers stamped as received by the City Council, as Local Planning Authority, on 22 August 2023. The development has achieved a minimum 20% improvement over Part L 2013.

Condition 18

We confirm that the landscaping works for the development hereby approved have been carried out in accordance with the approved documents (all received by the planning authority 22/08/2023; and previously approved under application CDN/22/0802, unless specified otherwise).

Condition 19

We confirm that the development hereby approved has been developed in accordance with the submitted Acoustic Planning Report (Prepared by Sandy Brown; received 22/08/2023). We also confirm that there is no external plant fitted to the building.

Condition 21

We confirm that the waste management arrangements for the development hereby approved have been installed in accordance with Waste Management Strategy (including MCC's Waste Proforma) (prepared by Buttress Architect; Received 15/03/2024). The details of which have been implemented before first occupation.

Condition 23

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 25

We confirm that the cycle storage arrangements for the apartments have been carried out in accordance with drawing 8801-BUT-XX-DR-A-04500-P2 stamped as received by the City Council, as Local Planning Authority, on the 15th March 2024.

Condition 27

We confirm that our Client (Great Places Housing Group) who are the end user of the building are aware that no part of the development/building can be used for any other purpose other than that of Class C3(a).

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Condition 28

We confirm that our Client (Great Places Housing Group) who are the end user are aware that the residential use hereby approved shall only be used as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other 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

We confirm that the bat and bird boxes shown on drawing no. 8801-BUT-XX-XX-DR-A-04512-P1 (received by you on 8/01/2024) are installed on site prior to first occupation of the development and shall thereafter be retained and maintained in situ.

Condition 30

We confirm that the development hereby approved has been constructed in accordance with the submitted Air Quality Assessment Report (Prepared by Hilson Moran; received by MCC 22/08/2023). The mitigation measures contained within the report have been adhered to throughout the construction phase of the development and our Client (Great Places Housing Group) is aware of their obligations during the occupation phase thereafter.

Condition 32

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 33

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 34

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 35

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 28/08/2023 have been protected and retained in accordance with paragraphs (a), (b) and (c) of this condition.

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Condition 36

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 22/08/2023.

We confirm that within 6 months of first occupation of the development, a travel plan which takes into account the information about travel patterns gathered pursuant to item (ii) in this condition shall be submitted by our Client (Great Places Housing Group) for approval by the City Council as Local Planning Authority.

Condition 37

We confirm that notwithstanding the TV reception survey prepared by GTech, stamped as received by the City Council, as Local Planning Authority, on the 22nd August 2023, within one month of the practical completion of the development, if requested by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area, we shall commission a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal in the reception survey referred to above.

Condition 39

We confirm that there is no air source heat pump equipment or plant of any kind fitted to the external elevations or roof of the building and as such we can confirm we comply with the noise criteria as specified in condition 19.

Condition 40

We confirm that our Client (Great Places Hosing Group) is aware that no deliveries, servicing and collections, including waste collections are permitted outside the hours of 07:30 to 20:00, Monday to Saturday, and no deliveries/waste collections are permitted on Sundays/Bank Holidays.

Condition 41

We confirm that the development hereby approved includes full disabled access to all areas of public realm, to the main entrance and to the floors above.

Condition 42

We confirm that we have managed vehicles entering and leaving the site throughout the construction period and have kept their wheels clean and the highway clean and free from debris.

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

