



Your ref:
Our ref: SP/MR/DOC
Phone: 07807 136 972
Email:
jim.seymour@seymourplanning.com

Date: 30/9/25

Planning Department
P O Box 532
Town Hall
Manchester
M60 2LA
Dear Sir

DISCHARGE OF DETAILS RESERVED BY PLANNING CONDITION.

PLANNING PERMISSION 141292/FO/2024: Erection of 2 No. three storey dwellinghouses (Class C3) with associated landscaping and parking.

CONDITIONS 3 and 14.

Please find enclosed the relevant discharge of condition application forms and supporting plans and documents to deal with the following planning conditions:

No.	Condition Summary	Drawings	Other associated Consultant or manufacturers info.
3	Contaminated land.	n/a	- Geosmart – Phase I Contaminated Land Report. (To be sent under separate cover due to file size). (*Already approved under discharge of condition application CDN/21/0465). - GeoAssist – Remediation Strategy and Deployment. Report (*Already approved under discharge of condition application CDN/21/0465). - GeoAssist – Phase II Contaminated Land Risk Assessment. (*Already

			approved under discharge of condition application CDN/21/0465). • GeoAssist – Verification and Validation Report. Additional information: • Geo Assist Condition response letter. • Analytical Report Number: 25-032537. • 6070 Montage. • 6070 TPCA1-4 Plan July 2025. • Front elevation picture. • Rear ground picture WA0039.
14	Surface water/foul drainage design.	• PGC856-C-002_P1 drainage details. (*Already approved under discharge of condition application CDN/21/0465). • PGC856-C-001_P2 Drainage Design GA. (*Already approved under discharge of condition application CDN/21/0465). • Moseley Road Sewage Plan. (*Already approved under discharge of condition application CDN/21/0465).	• PGC 856 – Moseley Road Drainage Discharge Condition Report. (*Already approved under discharge of condition application CDN/21/0465). Additional information: • United Utilities email dated 21/11/23.

As noted above several items have been discharged already under prior discharge of condition applications CDN/21/0465 and CDN/23/0285. The development has been implemented in accordance with these approved details.

Based on the above information it is requested that the above conditions be discharged.

If you require any further information, please do not hesitate to contact me.

Regards

Jim Seymour

On behalf Of Seymour Planning Ltd.