

Development Management – Central Core
Planning, Building Control & Licensing
Manchester City Council
Town Hall Extension
Lloyd Street
Manchester
M2 5DB

Our Ref: EKPS/250407

Submitted via the Planning Portal

15 October 2025

For the attention of Lucy Harrison

Dear Sir or Madam,

Embassy Village Development: Application to Discharge Conditions attached to Planning Permission Reference 137608/JO/2023

On behalf of our client, Embassy, we are pleased to enclose an application to which seeks to agree details required to allow the discharge the following conditions attached to Planning Permission (Ref 137608/JO/2023) in respect of the land bound by the River Medlock, The Bridgewater Canal, The Hulme Lock Branch Canal and Egerton Street, Manchester M15 4LE (development known as 'Embassy Village')..:

- Part 2 of Condition 10 (Landscaping Works)
- Condition 18b (Verification of Internal Acoustic Levels) and
- Condition 26 (Secure by Design)

This planning permission was granted on 13 October 2023 following approval of a s73 application to vary the approved plans associated with the original permission (ref. 129923/FO/2021), which was approved on 2 August 2021.

This application fee of £383 has been paid electronically via the Planning Portal, and the application comprises the following documents:

- This Covering Letter prepared by Euan Kellie Property Solutions;
- Completed Application Form and Associated Fee;
- Details of proposed landscaping works prepared by Planit (see below for details);
- Embassy Village, Manchester - Results of Pre-Completion Testing, prepared by Acoustic & Engineering Consultants Limited (AEC); and,
- Secured by Design (SBD) – Embassy Village, Manchester 'letter of comfort', prepared by Greater Manchester Police SBD.

Details of each condition and the information submitted for approval are set out overleaf.

Condition 10 (Landscaping Scheme)

Condition 10 states:

“10) 1. Notwithstanding the details shown on the approved drawings, prior to the commencement of development a programme for the submission of details of the landscape works for the development shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

(a) Details of the proposed hard landscape materials;

(b) Details of the proposed tree species including proposed size, species and planting specification including tree pits and design;

(c) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;

(d) Details of the proposed external furniture including seating, lighting, planters, fencing, gates and bollards; and

(e) Details of any external steps and handrails.

2. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.”

Part 1. of condition 10 was discharged via application ref. CDN/24/0370 in July 2024. This application seeks to discharge part 2. of condition 10 by providing details of all of the items listed under (a) – (e) of part 1.

The details submitted for approval comprise:

- **Drawing Ref. 2596-PLA-XX-XX-DR-L-0001 Rev. P15 ‘Landscape General Arrangement’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-1000 Rev. P14 ‘Hardworks General Arrangement’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-1001 Rev. p15 ‘Kerbs and Edging’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-1002 Rev. P11 ‘Boundary Treatments General Arrangement’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-2000 Rev. P08 ‘Softworks General Arrangement’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-2001 Rev. P09 ‘Planting Plan 1 of 2’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-2002 Rev. P09 ‘Planting Plan 2 of 2’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-3002 Rev. P02 ‘External Setting Out Works 1’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-3003 Rev. P02 ‘External Setting Out Works 2’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-3004 Rev. P01 ‘Levels General Arrangement 1’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L-3005 Rev. P02 ‘Levels General Arrangement 2’**

- **Drawing Ref. 2596-PLA-XX-XX-DR-L-4000 Rev. P07 ‘Furniture General Arrangement’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L- 5000 Rev. P02 ‘Hardworks and Edging Details’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L- 6000 Rev. P02 ‘Softworks Details Sheet 1’**
- **Drawing Ref. 2596-PLA-XX-XX-DR-L- 6001 Rev. P02 ‘Softworks Details Sheet 2’**

It is therefore respectfully requested that part 2 of Condition 10 be discharged.

Condition 18b (Verification of Internal Acoustic Levels)

Condition 18b states:

“b. The approved noise insulation scheme shall be completed and a post-completion verification report (including validation that the work undertaken throughout the development conforms to the recommendations and requirements of the above approved acoustic report by Fisher Acoustics and including the results of postcompletion testing to confirm that the internal noise criterion have been met) shall be submitted to and approved in writing by the City Council as local planning authority before any of the dwelling units are first occupied. Any instances of non-conformity with the above approved acoustic report by Fisher Acoustics shall be detailed within the post-completion report along with any measures required to ensure compliance with internal noise criteria. Those measures shall be implemented in full before any of the dwelling units are first occupied.”

Part a) of Condition 18 states *“The residential accommodation shall be acoustically insulated against noise from the nearby road network and overhead train and Metrolink lines, and any other actual or potential sources of noise, in accordance with the Environmental Noise and Vibration Study dated March 2021 by Fisher Acoustics”*. This application seeks to discharge part b) by providing evidence that the approved insulation scheme has been implemented in accordance with the approved details.

The details submitted for approval comprise:

- **Embassy Village, Manchester - Results of Pre-Completion Testing, prepared by Acoustic & Engineering Consultants Limited (AEC), Ref. P5681/L01/LTH Dated 8 October 2025.**

Condition 26 (Secure by Design Accreditation)

Condition 26 states:

“The development hereby approved shall only be carried out in accordance with the recommendations of the Crime Impact Statement dated 31 July 2023 by Greater Manchester Police and the development shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation.”

Therefore condition 26 states that the development cannot be occupied or used until the LPA has acknowledged confirmation of secure by design accreditation. However, in order to ensure that there are not any delays in this acknowledgement being received from the LPA, GMP SBD has provided a ‘letter of comfort’ to confirm that they are *“satisfied that the current and proposed ‘as built’ elements and evidence submitted to support the construction will meet the requirements for Secured by Design upon completion of the development”*.

The details submitted for approval comprise:

- **Secured by Design (SBD) – Embassy Village, Manchester ‘letter of comfort’, prepared by Greater Manchester Police SBD.**

Summary

I trust the submitted information is sufficient to enable the application to be progressed and determined at the earliest opportunity, however if you have any queries or require any further information, please do not hesitate to contact me by phone ([REDACTED]) or email.

Kind Regards.

Kelly Paddick MRTPI PISEP

Company Director
[REDACTED]