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Sue Wills
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0379
PP Ref: 14354054

Date: 1st October 2025

Dear Sue,

Application to Discharge Condition 43 of Full Planning Permission Reference 138788/FO/2023 – Land At Mount Road, Manchester

On behalf of our client Greater Manchester Youth Federation ('GMYF') ('the Applicant') please find enclosed an application to discharge condition 43 of planning permission reference 138788/FO/2023 at Land At Mount Road, Manchester ('the site'). Full planning permission was approved on the 19th September 2024 for the following development at the site:

> *"Erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road."*

The application is accompanied by the following documents:

- This Covering Letter;
- Completed Application Form;
- Relevant Application Fee of £383 (including Planning Portal administration fee);
- Proposed Site Plan prepared by KMA (ref: 9101_GMR-KMA-XX-XX-DR-A-9101-S2-P2); and
- Community Use Agreement (dated October 2025).

Condition 43 – Community Use Agreement

Condition 43 reads as follows:

> *"Within 12 months of the date of this planning permission, a community use agreement shall be submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to all sports facilities forming part of the development and include details of*

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pricing policy, hours of use, management responsibilities and a mechanism for review. The development shall not be used at any time other than in strict compliance with the approved agreement."

To discharge condition 43 the following has been submitted:

- Community Use Agreement (dated October 2025).
- Proposed Site Plan prepared by KMA (ref: 9101_GMR-KMA-XX-XX-DR-A-9101-S2-P2).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP- 14354054).

I trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below

Yours Sincerely,

[redacted]

Jack Woodford
Planner
[redacted]

For and on behalf of Asteer Planning LLP