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Date: 28/4/25

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 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15.**

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.                                                                                                                                                                                                                                                                                                                                                                       |
|-----|----------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2   | Materials of construction. | <ul style="list-style-type: none"><li>250416 – Exterior finishes schedule.</li></ul> | <ul style="list-style-type: none"><li>n/a</li></ul>                                                                                                                                                                                                                                                                                                                                                                      |
| 3   | Contaminated land.         | <ul style="list-style-type: none"><li>n/a</li></ul>                                  | <ul style="list-style-type: none"><li>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).</li><li>GeoAssist – Remediation Strategy and Deployment. Report (*Already approved under discharge of condition application CDN/21/0465).</li><li>GeoAssist – Phase II Contaminated Land Risk</li></ul> |

|    |                                     |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                              |
|----|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|    |                                     |                                                                                                                                                                                                                                                                                                                                                  | <p>Assessment. (*Already approved under discharge of condition application CDN/21/0465).</p> <ul style="list-style-type: none"> <li>GeoAssist – Verification and Validation Report.</li> </ul>                                                                                                               |
| 5  | Obscure glazing.                    | <ul style="list-style-type: none"> <li>250416 – Obscure Glazing.</li> </ul>                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                        |
| 6  | Enclosures.                         | <ul style="list-style-type: none"> <li>169-SK-GL3 and GL4.</li> </ul>                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                        |
| 7  | Acoustic Insulation.                | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>AEC document P4867/L01/PJK – Discharge of Condition 8. (*Already approved under discharge of condition application CDN/23/0293).</li> <li>Miller Goodall Noise Assessment 102573 (*Already approved under discharge of condition application CDN/23/0293).</li> </ul> |
| 8  | EV Charge Points.                   | <ul style="list-style-type: none"> <li>169-SK-GL3 (EV)</li> </ul>                                                                                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                        |
| 9  | Cycle Parking.                      | <ul style="list-style-type: none"> <li>169-SK-GL3 Proposed Landscape plan.</li> </ul>                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>Asgard high security bike storage specification. (*Already approved under discharge of condition application CDN/21/0465).</li> </ul>                                                                                                                                 |
| 10 | Landscaping.                        | <ul style="list-style-type: none"> <li>169-SK-GL3 Proposed Landscape plan.</li> </ul>                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                        |
| 11 | Front garden layout.                | <ul style="list-style-type: none"> <li>169-SK-GL3 Proposed Landscape plan.</li> </ul>                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                        |
| 12 | Off-site highways 6work.            | <ul style="list-style-type: none"> <li>169-SK-GL3 Proposed Landscape plan.</li> </ul>                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                        |
| 13 | Inclusive access details.           | <ul style="list-style-type: none"> <li>169-SK-GL3 Proposed Landscape plan.</li> <li></li> </ul>                                                                                                                                                                                                                                                  | <ul style="list-style-type: none"> <li>n/a</li> </ul>                                                                                                                                                                                                                                                        |
| 14 | Surface water/foul drainage design. | <ul style="list-style-type: none"> <li>PGC856-C-002_P1 drainage details. (*Already approved under discharge of condition application CDN/21/0465).</li> <li>PGC856-C-001_P2 Drainage Design GA. (*Already approved under discharge of condition application CDN/21/0465).</li> <li>Moseley Road Sewage Plan. (*Already approved under</li> </ul> | <ul style="list-style-type: none"> <li>PGC 856 – Moseley Road Drainage Discharge Condition Report. (*Already approved under discharge of condition application CDN/21/0465).</li> </ul>                                                                                                                      |

|    |                       |                                                       |                                                                                                                        |
|----|-----------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
|    |                       | discharge of condition application<br>CDN/21/0465).   |                                                                                                                        |
| 15 | SBD<br>Accreditation. | <ul style="list-style-type: none"> <li>n/a</li> </ul> | <ul style="list-style-type: none"> <li>Secured by Design<br/>Bronze Award Certificate<br/>2018/0010/SBD/01.</li> </ul> |

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.