

Mrs Julie Roscoe
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Your ref:
Our ref: 2025-03-18 LPA
Date: 18 March 2025

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Dear Mrs Roscoe

FORMER WALKERS PRINTING SITE, CRABTREE LANE, MANCHESTER, M11 4GU

APPLICATION TO DISCHARGE CONDITION 18 PURSUANT TO THE APPROVAL OF FULL APPLICATION 138914/FO/2023

PLANNING PORTAL REFERENCE: PP-13854447

Further to the approval of full planning application 138914/FO/2023, I have today submitted an application for the discharge of Condition 18 of the full planning permission which was granted 17 April 2024. For clarification, the full description of that planning permission is:

"Erection of 9 no. units (in 3 no. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B8) following demolition of existing buildings and structures."

I set out below for ease of reference the wording of Condition 18, and the details being submitted with this application to enable the Local Planning Authority (LPA) to formally discharge the respective condition.

Condition 18 states that:

"a) Prior to above ground works, an air quality impact assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012)."



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RTPI

Chartered Town Planners

In respect of the above, I have enclosed the following documents:

1. Application Form (submitted on the Planning Portal).
2. Covering Letter (this document).
3. Air Quality Technical Note - reference 572948.tn1.

Statutory Application Fee

The appropriate planning application fee is £145 plus an administration fee of £70 payable to the Planning Portal. Our client has been nominated to pay these monies.

Summary

We trust that you will find this application to be in order. If you have any queries about the enclosed application please do not hesitate to contact me, or my colleagues Marc Hourigan or Beverley Moss who would be very happy to help.

Yours sincerely

A handwritten signature in black ink, reading 'Smglover', with a stylized flourish at the end.

SOFIA MATOS GLOVER MPlan
Graduate Planner

cc: Client – Chancerygate Manchester Ltd
Marc Hourigan } Hourigan Planning
Beverley Moss }

Encl.