NJLConsulting
Planning+Development

Northspring, 6th Floor,
70 Spring Gardens,
Manchester M2 2BQ
E: info@njlconsulting.co.uk
www.njlconsulting.co.uk

Our Ref: 2020-040
Your Ref: PP-13873454

FAO: Sue Wills

Planning,
Manchester City Council,
P O Box 532,
Manchester,
M60 2LA

20th March 2025

Dear Sue,

Application to Discharge Condition 6 of Planning Permission Ref: 137751/MO/2023 at the Land Opposite 83-87 Vine Street, Manchester, M18 8SR

Please find enclosed for your consideration an application to discharge Condition 6 of the planning permission granted in November 2023 (Ref: 137751/MO/2023) for the following development at the Land Opposite 83-87 Vine Street, Manchester:

'Reserved matters application for consideration of appearance, landscape and scale following outline planning permission referenced 128864/OO/2020 for 25 x 2 storey dwellinghouses (Class C3)'.

The application was submitted on 20th March 2025 via the Planning Portal (Ref: PP-13873454). The requisite application fee has been paid to Manchester City Council.

Condition 6

Condition 6 states:

'Notwithstanding the plans referenced in condition no.2; prior to any above ground works, finalised detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, dropped crossings, tactile paving and traffic calming measures) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed dwellinghouses being occupied, and thereafter retained and maintained in situ'.

The following information has been submitted in respect to Condition 6:

- S278 Works General Arrangement – (Drawing reference: VSG RDG 0011 P01)
- S278 Works Proposed Finished Levels – (Drawing Reference: VSG RDG 0012 P01)
- S278 Works Site Clearance – (Drawing Reference: VSG RDG 0013 P01)
- S278 Works Proposed External Works – (Drawing Reference: VSG RDG 0014 P01)

Summary

I trust that the above information represents a complete application package so that validation can take place as soon as possible. If you do wish to discuss the proposals in any further detail, please do not hesitate to contact me.

Yours Sincerely,

Ailsa Goudie

Planner

On behalf of NJL Consulting