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Dear Sir / Madame,
6153 - 351 Palatine Road, Northenden

We are writing to accompany a discharge of condition application relating to Conditions 5, 6, 9, 10, 11, 23 and 27 of approved application 129623/JO/2021 which is a variation of the parent application 121828/FO/2018.

We have also previously discharged conditions 3, 4, 7, 8, 12, 13, 19, 20, 22, 24 and 26 of the parent application 121828/FO/2018 as part of the application CND/21/0182 which was submitted prior to the above variation. Can you please confirm that these conditions can also be considered discharged for the approved variation also.

Please see below for specific information relating to the conditions to be discharged:

Condition 5.

Condition 5 was originally included in the CND/21/0132 application, but the decision notice states that it was not discharged due to outstanding information:

“Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice. The correspondence from United Utilities needs to be from the developer engineer confirming that the proposed discharge rates and point of connection to the UU network is acceptable.”

The requested email has been submitted as part of this application, and we trust this is sufficient to now discharge this condition.

- **Developer Engineer Email from United Utilities** (dated 16/01/2025).

Condition 6.

In support of discharging Condition 6 we have submitted the following information:

- **‘As-Built’ Drainage Plan** (CN-002-Rev C).
 - **Photo Report – General Drainage.**
 - **Photo Report – Attenuation Tank.**
 - **Maintenance and Management Plan** (by GWK Structural Solutions).
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Condition 9.

The discharge of condition 8 confirms that no remedial action is required and as no signs of contamination have been found during construction, we believe no further action is required to discharge this condition.

Conditions 10 and 11.

Further to the Noise Impact Assessment previously submitted as part of the CND/21/0182 application we have commissioned an Acoustic Design and submit for approval.

Please see the following information attached for approval:

- **Noise Impact Assessment** (by E3P).
- **Acoustic Design Summary** (by ADE Acoustics).

Condition 23.

In support of discharging Condition 23 we have submitted the following information:

- **Environmental Verification Statement** (by BaseEnergy).

Condition 27.

A layout for two free standing above ground planters with semi-mature trees to the front of the building has been previously submitted and verbally agreed with yourselves.

Due to the height above external ground level required for the flood risk mitigation, we have had to increase the length of the access ramp compared to what was shown on the previous architects' drawings to meet the Part M requirements.

With the new ramp taking up most of the front face of the building we are only able to retain one of the previously proposed planters and have therefore proposed a 'built-in' planter adjacent to the steps at the other end of the building as shown on our submitted plan:

- **Site Plan** (CN001 – Rev C).

Conclusion.

I trust we have provided sufficient information for you to properly discharge the above conditions, but please don't hesitate to get in touch if you wish to clarify any of the above or require any additional information.

Kind regards,

Kevin Lawton
Senior Architectural Technician