HK PLANNING

Industrial • Commercial • Residential

205 Stockport Road,
Altrincham,
Manchester,
WA15 7SW

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

Sent via the Planning Portal only

10th April 2025

Dear Sir / Madam,

4B Albany Road, Manchester, M21 0AW

Hayley Knight Planning Limited, on behalf of Challenger Building Services Ltd, hereby apply to Manchester City Council for the discharge of conditions 12, 13 (part of), 14 (part of), 17, 23, 25 and 33 further to the approval of application reference 136878/FO/2023 at 4B Albany Road, Chorlton-cum-Hardy, Manchester.

This application is seeking approval of the first part of conditions 13 and 14 of the permission, which require details of relating to external lighting and acoustic mitigation measures and overheating respectively to be considered and approved by the Council. The second part of these conditions will be subject to a separate discharge of condition application.

This discharge of condition application comprises of the following, as submitted on the Planning Portal (reference PP-13938391):

- Application form;
- Condition 12- Schedule of materials;
- Condition 13- Exterior Lighting Car Park Lighting Plan, reference ASD-DN-MR-0324-030;
- Condition 13- Car Park Lighting Calculations Letter, dated 14th March 2024;
- Condition 13- External Services Layout Plan, reference 0507-EX-E500 revision C1;
- Condition 14- Noise and Vibration Impact Assessment, reference 50-780-R1-2;
- Condition 14- Construction Noise and Vibration Technical Note, dated 30th June 2023;
- Condition 14- Overheating Analysis Report;
- Condition 14- Approved Document O Report, Overheating risk in residential buildings for Albany Road - 1 Bed;
- Condition 14- Approved Document O Report, Overheating risk in residential buildings for Albany Road - 2 Bed;
- Condition 17- Manchester City Council Waste Proforma;

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- Condition 17- Proposed Refuse Store Plan, reference 2210-P-11;
- Condition 23- S278 Highway Works Access Junction Works Plan, reference 23111-DR-C-0851 revision P5;
- Condition 23- S278 Highway Works Access Junction Works Plan, reference 23111-DR-C-0853 revision P4;
- Condition 23- S278 Highway Works Tracking Layout Plan, reference 23111-DR-C-0855 revision P1;
- Condition 23- S278 Highway Works Site Clearance Plan, reference 23111-DR-C-0854 revision P2;
- Condition 23- S278 Sixth Technical Review (word and PDF formats);
- Condition 23- S278 Sixth and Final Technical Review Email, dated 10th September 2024 (*);
- Condition 23- S278 Legals Progress Emails, dated 26th March 2025 (*);
- Condition 25- Site Layout- Appraisal Plan, reference 2210-P-01H;
- Condition 25- EVA-07S-SE 7.3 kW Pro Earth Wall AC Charger Single Gun Specification Sheet; and
- Condition 33- Affordable Housing Statement.

The documents marked with an asterisk (*) comprise of files that are not compatible with the Planning Portal, as such these will be submitted to the Council following submission.

The requisite fee of £298.00 has been paid directly through the Planning Portal.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,

Hayley Knight
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