

Mrs Julie Roscoe
Director of Planning, Building Control & Licensing
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Your ref:
Our ref: 2025-03-18 LPA
Date: 18 March 2025

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sofia.matos.glover@houriganplanning.com

Dear Mrs Roscoe

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

APPLICATION TO DISCHARGE CONDITION 12 PURSUANT TO THE APPROVAL OF FULL APPLICATION 138914/FO/2023

PLANNING PORTAL REFERENCE: PP-13854345

Further to the approval of full planning application 138914/FO/2023, I have today submitted an application for the discharge of Condition 7 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 12, and the details being submitted with this application to enable the Local Planning Authority (LPA) to formally discharge the respective condition.

Condition 12 states that:

"a) No development (excluding demolition or any other development above slab level) shall take place until the design of surface water drainage works has been submitted to and approved by the local authority. The design of the surface water is to be progressed in accordance with the principles set out in the Flood Risk Assessment and Drainage Strategy including Proposed Drainage Strategy Layout Drawing 23-026I&L_D00_P1 (contained in Appendix D of the Flood Risk Assessment) dated 15 December 2023.

b) Prior to occupation of the units the agreed drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14 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. Proposed Drainage Plan Drawing reference 23-026-I&L-D01_Rev T2.
4. Network Calculations – Report reference 23-026-I&L-Crabtree Lane and dated 07.05.24.

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 'S. Matos Glover' in a cursive style.

SOFIA MATOS GLOVER MPlan
Graduate Planner

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

Encl.