

Sue Wills
Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

Our Ref: 0379
PP Ref: 13774868

Date: 14th February 2025

Dear Sue,

Application to Discharge Condition 58 of Full Planning Permission Reference 138788/FO/2023 – Land At Mount Road, Manchester

On behalf of our client Greater Manchester Youth Federation ('GMYF'/'the Applicant'), please find enclosed an application to discharge condition 58 of planning permission reference 138788/FO/2023 at Land At Mount Road, Manchester ('the site'). Full planning permission was approved on the 19th September 2024 for the following development at the site:

"Erection of a youth, sports and community hub (Use Class E(d)(g)), F2(b)), 2no. football pitches, combined netball and basketball court, cricket strip (Use Class F2 (c)), a three storey building comprising 36 no. apartments for young persons accommodation (Use Class C3) and 267no dwellinghouses (Use Class C3a), with associated landscaping, public realm, ecological mitigation, refuse storage, drainage, car parking and other associated works, with access from Wembley Road and Mount Road."

The application is accompanied by the following documents:

- This Covering Letter;
- Completed Application Form;
- Relevant Application Fee of £215 (including Planning Portal administration fee);
- Specification of works for the redevelopment of new natural turf playing fields prepared by STRI (dated 20th December 2024);
- Mount Road Sports Pitch Manchester Surface Water Drainage Hydrobrake Flow Control Detail prepared by EPG (Drawing reference: J000618 EPG XX XX DR Y 0001 P01);
- Proposed Drainage Layout prepared by STRI (Drawing reference: J007286 003);
- Proposed Drainage Profiles prepared by STRI (Drawing reference: J007286 004);
- Proposed Earthworks Section X-X prepared by STRI (Drawing reference: J007286 005);
- and,
- Proposed Finished Levels (prepared by STRI (Drawing reference: J007286 002)).

Condition 58 – Design and Layout of 2no. Grass Pitches

Condition 58 reads as follows:

"No above ground works in connection with the grass pitches at the development hereby approved shall commence until the finalised detail of the design and layout of the 2no. Grass Pitches on site, have been submitted to and approved in writing by the Local Planning Authority. The 2no. Grass Pitches on site shall be implemented in accordance with approved details."

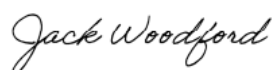
To discharge condition 58 the following has been submitted:

- Specification of works for the redevelopment of new natural turf playing fields prepared by STRI (dated 20th December 2024);
- Mount Road Sports Pitch Manchester Surface Water Drainage Hydrobrake Flow Control Detail prepared by EPG (Drawing reference: J000618 EPG XX XX DR Y 0001 P01);
- Proposed Drainage Layout prepared by STRI (Drawing reference: J007286 003);
- Proposed Drainage Profiles prepared by STRI (Drawing reference: J007286 004);
- Proposed Earthworks Section X-X prepared by STRI (Drawing reference: J007286 005); and,
- Proposed Finished Levels (prepared by STRI (Drawing reference: J007286 002).

The application fee of £215 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-13774868).

I trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely



Jack Woodford

Planner

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For and on behalf of Asteer Planning LLP