

10 June 2024

F.A.O Jen Atkinson  
Manchester City Council  
Planning and Development  
PO Box 532  
Town Hall  
Manchester  
M60 2LA

Dear Jen

**Oldham Road, New Cross**

**Application for Discharge of Condition - Planning Permission Reference: 125686/FO/2019, as amended by 137258/NMC/2023**

Please find enclosed an application for the full discharge of Condition *12 and 31* attached to Planning Permission ref: 125686/FO/2019, as amended by 137258/NMC/2023 in relation to Condition 2, Condition 12 and Condition 31.

The Planning Permission relates to the erection of a 12 storey residential building on the Site bound by Oldham Road, Marshall Street, Chadderton Street and Addington Street

The Applicant is Mulbury Homes (Oldham Road) Ltd.

Planning Permission 125686/FO/2019 was granted on 22 December 2020 for the following:

***“Erection of a 12-storey residential building (Use Class C3) comprising 144 residential units, with ground floor commercial use (Use Class A1, A2, A3, B1, and /or D1 (excluding Places of Worship)) (144 sqm) or ancillary residents lounge, disabled car parking, with highways, landscaping and other associated works following demolition of existing buildings.”***

Table 1 below confirms the documents submitted in support of this application.

| Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Submission Document(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p><b><u>Condition 12</u></b></p> <p>a) The hard and soft landscaping treatments (including street trees) shall be carried out in accordance with drawings:</p> <ul style="list-style-type: none"> <li>- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406_P03)</li> <li>- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410_P04)</li> <li>- Works Kerbing &amp; Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201_P03)</li> <li>- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403_P03)</li> <li>- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404_P02)</li> <li>- S 278 Signing &amp; Lining (Ref. D464-RDG-00-ZZ-DR-C-0405_P03)</li> </ul> <p>The above drawings were received by the City Council, as Local Planning Authority, on the 13 June</p> <p>2023 D464-RDG-00-ZZ-DR-C-0200 Rev P2 received by the City Council, as Local Planning Authority, on the 6 July 2023</p> <p>b) The approved scheme shall be implemented prior to the first occupation of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for</p> | <p>The final scheme of landscaping works were agreed under NMA Ref. 137258/NMC/2023, and these works have now been completed.</p> <p>The area of the Site immediately adjacent to Oldham Road comprises public realm and highways works to be delivered through a separate package of s278 works, covering a wider area of the New Cross neighbourhood. This area was identified by revision bubble on the drawings submitted under NMA Ref. 137258/NMC/2023. These works were completed under a MCC Highways contract.</p> <p>Please see Appendix A for images of the completed works on Oldham Road carried out under the s278 works.</p> <p>This is submitted to discharge Condition 12 in full.</p> |

| Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Submission Document(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| <p>it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <p><b><u>Condition 31</u></b></p> <p>Prior to the first use of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm, for the area shown in drawings:</p> <ul style="list-style-type: none"> <li>- S278 General Arrangement (Ref. D464-RDG-00-ZZ-DR-C-0406 _P03)</li> <li>- S278 Highway Works Setting Out (Ref. D464-RDG-00-ZZ-DR-C-0410 _P04)</li> <li>- Works Kerbing &amp; Surfacing GA (Ref: D464-RDG-00-ZZ-DR-C-0201_P03)</li> <li>- S 278 Kerbing (Ref. D464-RDG-00-ZZ-DR-C-0403 _P03)</li> <li>- S 278 Surfacing (Ref. D464-RDG-00-ZZ-DR-C-0404 _P02)</li> <li>- S 278 Signing &amp; Lining (Ref. D464-RDG-00-ZZ-DR-C-0405 _P03)</li> </ul> <p>The above drawings were received by the City Council, as Local Planning Authority, on the 13 June.</p> <p>For the avoidance of doubt this shall include the following:</p> | <p>A final scheme of highways works were agreed under NMA Ref. 137258/NMC/2023, and these works have now been completed.</p> <p>The area of the Site immediately adjacent to Oldham Road comprises public realm and highways works which were delivered through a separate package of s278 works, covering a wider area of the New Cross neighbourhood. This area was identified by revision bubble on the drawings submitted under NMA Ref. 137258/NMC/2023. These works were completed under a MCC Highways contract.</p> <p>Please see Appendix A for images of the completed works on Oldham Road carried out under the s278 works.</p> <p>This is submitted to discharge Condition 31 in full.</p> |

| Condition Wording                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Submission Document(s) |
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| <ul style="list-style-type: none"> <li>- Footway improvement and reinstatement works around the perimeter of the application site;</li> <li>- Installation of street trees; and</li> <li>- Installation of cycle stands.</li> </ul> <p>The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.</p> |                        |

## Application Documentation

The application has been submitted through the Planning Portal, and comprises of the following documents:

- Application Form; and,
- Documents listed in Table 1.

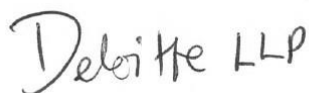
The fee of £145.00 + £70 has been paid online.

The Planning Portal Reference number for the submitted condition discharge application is PP-12551379.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the formal discharge of the conditions outlined above.

If you require any further details, please do not hesitate to contact my colleague Eithne Fitzgerald ([eithnefitzgerald@deloitte.co.uk](mailto:eithnefitzgerald@deloitte.co.uk) / 0161 455 6963).

Yours sincerely



Deloitte LLP

## Appendix A – Photos of Completed Highways Works







