

Our Ref: 04C201431/LS/KW

Your Ref: 136359/FO/2023

05 July 2024

Robert Griffin
Manchester City Council
PO Box 532
Manchester
M60 2LA

Dear Robert,

SUBMISSION OF A PLANNING APPLICATION DISCHARGE CONDITION 13 RELATING TO FULL PLANNING APPLICATION 136359/FO/2023 AT CORNER OF RELIANCE STREET AND OLDHAM ROAD, MANCHESTER M40 1EZ

On behalf of our client Iduna Evci Asset Co 1 Limited ('the Applicant'), please find enclosed an application to discharge planning Condition 13 of planning permission 136359/FO/2023, which was approved on the 28 June 2023 for the following development:

"Change of use of site and creation of an electric forecourt comprising 16 no. electric vehicle charging points (Sui Generis use), with associated canopy/bio-diverse roof structure, erection of single storey retail unit (Use Class E), hard and soft landscaping, access arrangement and other associated infrastructure."

The relevant planning condition wording, as per the decision notice, is copied in full below along with supporting documentation listed which has been submitted to discharge Condition 13.

Condition 13 (Section 278 Highways Works)

Condition 13 is worded as follows:

"Within 3 months of the commencement of development the following details for all off site highway works to facilitate the development shall be submitted to and approved in writing by the City Council as local planning authority: technical drawings and details of tactile paving to the vehicle access, together with details of the reinstatement of pavement across the redundant vehicle crossover on Oldham Road together with evidence that an application has been submitted for a section 278 agreement has been submitted to the local Highway Authority to undertaken the works. The agreed details shall be installed prior to the first use of the development.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy."

Supporting Documentation

This planning application is supported by the following:

- Combined Stage 1 – 2 Road Safety Audit, prepared by Sanderson Associates (June 2024)
- Stage 1 & 2 Road Safety Audit Response
- Technical Drawings prepared by EAS Transport Planning:
 - General Arrangement (Dwg Ref: C1000-S278-4759)
 - Setting Out Arrangement (Dwg Ref: C2000-S278-4759)
 - Site Clearance (Dwg Ref: C3000-S278-4759)
 - Pavement and Kerbing Layout (Dwg Ref: C4000-S278-4759)
 - Road Marking Layout (Dwg Ref: C5000-S278-4759)
 - Standard Details Drawings (Dwg Ref: C6000-S278-4759)

Summary

A payment of £215 (including VAT & planning portal service charge) has been paid to the Council via Planning Portal (PP-13218782) to cover the requisite planning fee. I look forward to receiving your confirmation that the relevant planning condition has been discharged. If you have any queries or require any further information in the meantime, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited