

Development Management
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
Manchester
M60 2LA

Our ref EKPS/230707/KP

Submitted via the
Planning Portal

9 May 2024

EuanKellie
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FAO David Lawless

Dear Sir or Madam,

Application to Discharge Conditions 5, 10 and 11 attached to Planning Permission 138220/FO/2023 for Change of Use of 124 Longley Lane, Sharston Industrial Estate, Manchester, M22 4SP

On behalf of our client, Daycare4Dogs Limited ('the Applicant'), we are pleased to enclose an application to discharge conditions 5, 10 and 11 attached to planning permission ref. 138220/FO/2023 for the change of use of the building at 124 Longley Lane, Sharston Industrial Estate, in South Manchester, to be utilised as a dog daycare facility.

Condition Wording

Condition 5 states the following:

5) Prior to the commencement of the use hereby approved, a schedule for the use of the external areas shall be submitted to and approved in writing by the City Council as local planning authority. Thereafter, the external areas shall only be used in accordance with the approved schedule.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

Condition 10 states the following:

10) Prior to the commencement of the development hereby approved, details of the proposed fencing, along with its location, shall be submitted to and be approved by the and thereafter maintained in accordance with the approved details so long as the use is in operation.

Reason - To ensure the satisfactory redevelopment of the site and in the interests of visual amenity, pursuant to Policy DM1 in the Manchester Core Strategy.

Condition 11 states the following:

11) Prior to the commencement of the development hereby approved, details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points shall be submitted to and be approved by the City Council as Local Planning Authority. The approved charging point shall be provided prior to first occupation and retained thereafter.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy.

Conditions 5, 10 and 11 therefore all relate to external areas of the site.

Supporting Plans and Documents

In addition to this covering letter, the planning application is supported by the following plans and documents:

- **Plan Ref. SK22364-105 'External Areas'** showing use of the outdoor areas (Condition 5);
- **Plan Ref. SK22364-106 'Position of Proposed Fencing'** showing the location of the fencing around the boundary of the site (Condition 10);
- **Details of proposed fencing** (condition 10) – it is proposed to install vertical steel fence panels which will be green. The panels will be 6ft (1.82 metres) high.
- **Plan Ref. SK22364-104 'Proposed Site Layout & Access Arrangements'** showing the location of car parking spaces with EV charging provision (Condition 11).
- **Specification for EV Chargers** (condition 11) – Data Sheet for Project EV EVA-07S-SE '7.3kW Pro Earth Wall AC Charger Single Gun' Electric Vehicle Charger.

I trust the submitted information is sufficient, however should you have any questions or require any further information, please do not hesitate to contact me by email or telephone (07904 225814).

Yours faithfully,



Kelly Paddick MCD MRTPI PIEMA
Company Director
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