



AshtonHale

Sue Wills
Planning
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted via Planning Portal only: PP-12972261

11th April 2024

Dear Sue

Application to Discharge Conditions 3b and 5 of Planning Permission 135848/FO/2022

AshtonHale has been instructed by Britannia Victoria Limited to submit an application to discharge conditions 3b and 5 of permission 135848/FO/2022 which permits the erection of a residential development at the site of the Former Victoria Park Probation Centre.

Part b of Condition 3 states:

"3) b) Prior to the commencement of development (save for enabling works) and notwithstanding the Construction Methodology and Management Strategy dated October 2022, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should also include the items as listed in part a) of this condition."

In order to discharge this part of the condition, a Construction and Environmental Management Plan (ref: April 2024) has been prepared by Short Construction Ltd and submitted with this application.

Condition 5 states:

"Prior to above ground works, full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders,) and a delivery sequence, shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the first dwelling unit being occupied"

In order to discharge this condition, the following drawings have been submitted:

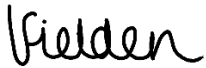
- General Arrangement and Surfacing Plan (dwg ref: J7986/HW03 Rev B)
- Kerbing and Adoptable Highway Drainage Plan (dwg ref: J7986/HW04 Rev A)
- Proposed Highways Long Sections Plan (dwg ref: J7986/HW07 Rev A)
- Adoption and Legal Plan (dwg ref: J7986/HW09 Rev A)

In terms of delivery sequence, the following is proposed:

1. Sewers under construction, completion by end-May 2024
2. Road to be at base course by mid-June 2024
3. Finished course i.e. road topping left until practical completion of the development in April 2026

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please do not hesitate to contact me.

Yours sincerely,



Louisa Fielden

Associate Director

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AshtonHale Ltd