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18th April 2024

LF – 23/484
BY EMAIL

To whom it may concern,

CAR PARK TO THE REAR OF CHORLTON IRISH CLUB, CROSS ROAD, MANCHESTER
PLANNING APPLICATION REF. 132708/FO/2022 - DISCHARGE OF PLANNING CONDITIONS

I write on behalf of my client, J Greenwood (Builders) Ltd, to submit an application to discharge the 'prior to above ground works' conditions attached to planning permission ref. 132708/FO/2022.

I set out below a summary table of the conditions and a summary of the documents that have been submitted to the local authority for review.

Prior to Above Ground Works Conditions	
Condition	Information submitted
Condition 3 – material samples <i>Above-ground construction works shall not commence until samples and specifications of all materials to be used in the external elevations and hard landscaping around the buildings as detailed on the approved drawings have been submitted to and approved in writing by the City Council as local planning authority.</i> <i>Thereafter the development shall be carried out in accordance with those details.</i>	Please refer to the enclosed material schedule. We will arrange for samples to be made available on site for inspection.
Condition 11 – EV Charger Points <i>Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points have been submitted to and approved by the City Council as Local Planning Authority.</i>	Please refer to the enclosed EV Charger site plan.
Condition 15 – bird boxes <i>Prior to the commencement of above ground works on the development hereby approved, details of the provision of bird boxes shall be submitted for approval</i>	Please refer to the enclosed bird box plan prepared by E3P.

<i>in writing by the City Council, as Local Planning Authority.</i>	
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a. Application Package

The following documents have been submitted in support of this application to discharge conditions:

- Bird Box Plan, provided by E3P.
- Schedule of External Materials, provided by View Architects.
- EV Charger Site Plan and Specifications.

b. Summary

We trust that the enclosed documentation is helpful in providing the information required to discharge the conditions attached to permission ref. 132708/FO/2022. Should you require any further information please don't hesitate to contact me via mobile phone or email.

Yours sincerely,

Lucy Furber
SENIOR PLANNER