

David Lawless
Planning, Development Management South
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

27th June 2024

Dear David

Application to Discharge Pre-Commencement Conditions 6, 10, 11, 13 and 20 Attached to Planning Permission 132366/JO/2021 – Land to the South of Wilmslow Old Road and to the West Aviation Viewing Park, Manchester, WA15 8XQ.

Please find attached an application for approval of details reserved by condition relating to planning permission 132366/JO/2021. This application seeks to discharge conditions 6 (highway improvement scheme), 10 (inspection for presence of badger setts), 11 (ecology mitigation, maintenance and management), 13 (Park Mark accreditation) and 20 (lighting) for the entirety of the development. A description of the conditions and details of the supporting documentation are set out below.

Condition 6 – Highway Improvement Scheme

<i>Wording</i>	Prior to the commencement of above ground works, a highway improvement scheme for Pinfold Lane and Wilmslow Old Road, including a timetable for implementation, shall be submitted to and approved in writing by the City Council as local planning authority.
<i>Supporting Material</i>	<p>The following supporting information has been submitted with the application:</p> <p><u>Drawings</u></p> <ul style="list-style-type: none">• 60719865-ACM-01-WOR-DR-CE-010001 P02 – Location Plan• 60719865-ACM-01-WOR-DR-CE-010002 P02 – Site Constraints• 60719865-ACM-01-WOR-DR-CE-010004 P02 – General Arrangement• 60719865-ACM-01-WOR-DR-CE-010011 P02 – Proposed Vehicle Tracking - Bus• 60719865-ACM-01-WOR-DR-CE-010013 P02 – Highway Land Dedication Plan• 60719865-ACM-01-WOR-DR-CE-010014 P01 – Proposed Vehicle Tracking - Rigid Lorry <p><u>Documents</u></p> <ul style="list-style-type: none">• Highway Improvement Scheme Note

Olympic House
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Condition 10 – Inspection for Presence of Badger Setts

<i>Wording</i>	Prior to the commencement of the development hereby approved, or any phase thereof, a further inspection of the site for the presence of badger setts shall be submitted to and be approved by the City Council as local planning authority. If badger setts are discovered on the site a Method Statement shall be submitted giving details of the measures to be incorporated to avoid any possible harm to the badgers. The development shall then be carried out in accordance with the approved Method Statement.
<i>Supporting Material</i>	<p>The following supporting information is submitted separately due to the confidential nature of the material therein:</p> <ul style="list-style-type: none"> • Clough Bank B Badger Sett Inspections and Method Statement Report, prepared by AECOM, dated June 2024

Condition 11 – Ecology mitigation, maintenance and management

<i>Wording</i>	Prior to the commencement of the development hereby approved or any phase thereof, an ecology mitigation, maintenance and management scheme shall be submitted and approved by the City Council as local planning authority and implemented in accordance with the approved details.
<i>Supporting Material</i>	<p>The following supporting information is submitted separately due to the confidential nature of the material therein:</p> <ul style="list-style-type: none"> • Clough Bank B Ecology Mitigation, Maintenance and Management Report, prepared by AECOM, dated June 2024

Condition 13 – Park Mark Accreditation

<i>Wording</i>	Details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Park Mark accreditation will be achieved shall be submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Park Mark accreditation.
<i>Supporting Material</i>	<p>The following supporting information has been submitted with the application:</p> <ul style="list-style-type: none"> • Park Mark Note • Extract from MAG Asset Standard for Surface Car Parks

Condition 20 – Lighting

<i>Wording</i>	The installation of lighting shall not commence until full details of the schemes of lighting required during construction and for the completed development have been submitted to and approved in writing by the Local Planning Authority. The lighting scheme is to be designed so as not to conflict with any safeguarding criteria and shall specify that lighting is of flat glass, full cut off design with horizontal mountings and no light spill above the horizontal.
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***Supporting
Material***

The following supporting information has been submitted with the application:

Drawings

- Drawing no. 60719865-ACM-CBB-XX-DR-EE-00003 P03 – Lighting Layout
- Drawing no. 60719865-ACM-CBB-XX-DR-EE-00002 P02 – Electrical Services

Documents

- Lighting Scheme Note

The submission has been made online via the Planning Portal (Ref. PP-13195703) and the requisite application fee has been paid electronically to the Planning Portal.

I trust that you have all of the information required to discharge the conditions referred to above and look forward to validation of the application. Should you have any queries about the submitted information please do not hesitate to contact me.

Yours sincerely,



Natalie Belford, MRTPI
Senior Planner