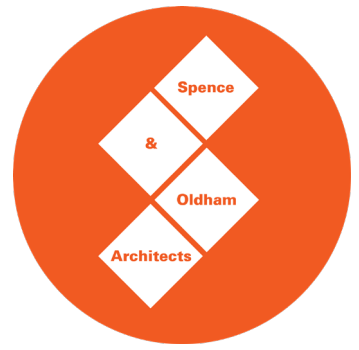


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Ref: 0054/02/admin/LA.03

18th March 2024
Planning Services
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Sir / Madam

RE: 136012/FO/2023 – Discharge of Conditions

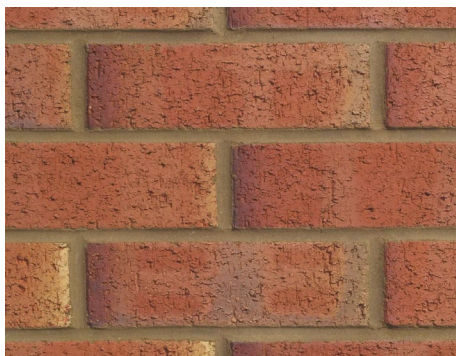
Regarding the planning application, approved 12th September 2023, please find below information sufficient to discharge the following conditions: 3, 7.

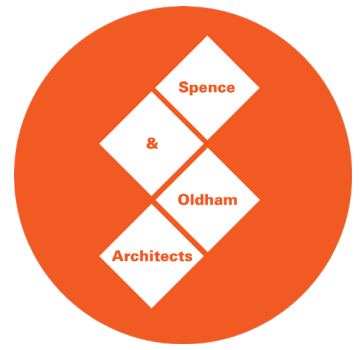
Condition 3

Prior to the occupation of development, samples and specifications of all materials to be used on all external elevations of the development, external surfaces and boundary treatment shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

External Walls:

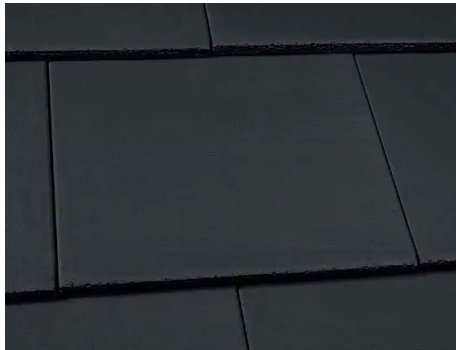
Forterra Moray Red Mixture 65mm Facing Brick, or equal approved.





Roof Tiles to Proposed Dwelling:

Riven Edgemere Interlocking Concrete Slates - Anthracite.



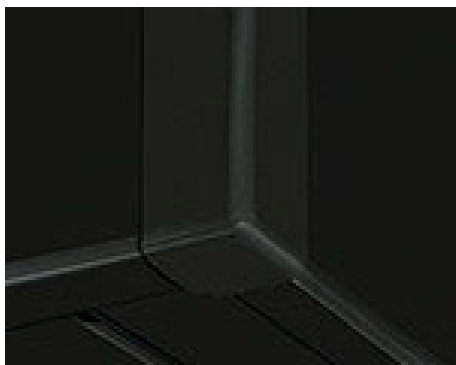
Window Frames

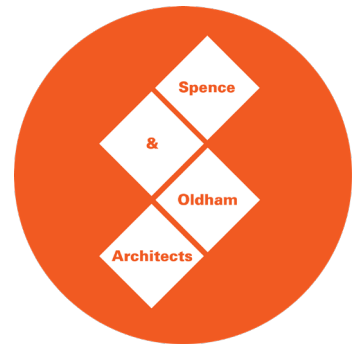
External sash-effect casement windows throughout new dwelling to be white uPVC framed, manufacturer TBC.



Fascias and Soffits

Durasid Beltecto (or similar manufacturer / range) PVU-U fascias and soffits, colour: Black





Front Door

uPVC modern styled front door with vision panel, please refer to below image for similar style. Colour TBC.



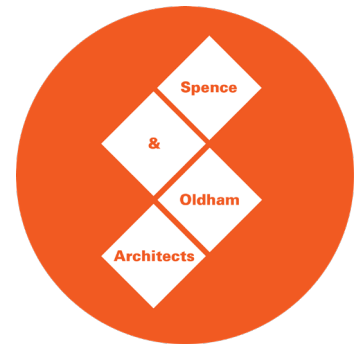
Bi-folding Doors to Rear of House

uPVC framed bi-folding doors, fully glazed with white frames, manufacturer TBC.



Condition 7

Before the development hereby approved commences, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).



In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

b) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Please see included documents:

- (03) Phase 1 – Desk Study
- (08) Phase 2 – Site Investigation

We hope the above is sufficient for you to formally confirm discharge of all requested conditions. Should you have any queries then please do not hesitate to contact the writer of this letter.

Yours Faithfully,

Gregory Oldham ARB
greg@soarchitects.co.uk

For and on behalf of Spence & Oldham Architects Ltd