

MH/DOC/VQ/8

13th September 2023

Rob Griffin
Planning Department
Manchester City Council
PO Box 532
Manchester
M60 2LA

Submitted electronically.

Dear Rob,

**Discharge of condition 8 of planning permission 131147/FO/2021
Manchester College, Northenden Campus, Sale Road, Northenden, M23 0DD**

Following our planning approval at Manchester College, Northenden, we would now like to submit a discharge of condition application. This relates to condition 8 of planning permission 131147/FO/2021, which states:

The development hereby permitted shall not be occupied until details of the implementation, maintenance and management of the installed sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:'

- 1. Verification report providing photographic evidence of construction as per design drawings.*
- 2. As built construction drawings if different from design construction drawings.*
- 3. Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*
- 4. Where plot soakaways are proposed, details of adequate measures to ensure soakaways will be protected from future development shall be presented.*

With regards to point 1 written above. The installation of soakaways to rear gardens have been completed to plots 150-171, 177-183, 186-187 and 192-213. This is an on-going process and therefore, we would be grateful if you could leave this application open in order for us to provide you with further photographs as and when the soakaways are installed. We have attached to this application an array of photographs which have been taken to date for your information and approval. We, therefore, we would be appreciate if you could approve these plots for now as part of this application.

Referring to point 2 written above. We confirm that the position of all soakaways to plots 150-171, 177-183, 186-187 and 192-213 have been installed in their approved position. Plots 90-106 and 111-123 are due to be completed in the near future and we would therefore appreciate it if you could approve the plots that have been installed. Again, we would like to keep this part of the application open to give us the opportunity to submit any changes to soakaway locations to you in the future.

To discharge points 3 & 4. We confirm that the management and maintenance is under the sole responsibility of the plot purchaser as the soakaways sit within private land. We have highlighted the

importance and the need to protect each soakaway to the customer through information sheets. Refer to specific wording within paragraph 12.2 of the attached document. It is also highlighted through the customer's master transfer document which is a legally binding document that is handled by both Miller Homes and customer's solicitors on exchange of the property. Within the master transfer document, there is a covenant written in the customer deeds specifically referring to soakaways and attached is a copy for your approval. Please refer to clause 4.7 (c) in the attached master transfer document. We also attach a copy of our master deed plan for your approval that visually highlights the location of each soakaway within the plot rear garden. This should be read in conjunction with the master transfer document.

We trust that this meets your approval and look forward to hearing from you in due course.

Yours faithfully,

For and on behalf of Miller Homes Limited (NW)

Johnathon Lowe
Design Manager