

25th August 2023

Sue Wills – Principal Planning Officer
Planning Department,
Manchester City Council,
PO Box 532,
Town Hall,
Manchester M60 2LA

Dear Sue,

RE: Planning Permission ref: 134775/FO/2022 – Louisa Street, Openshaw

Please find enclosed an application along with supporting information to discharge X No. planning conditions associated with the above planning consent:

Condition 5 – Materials

The condition requires that prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development, and driveways to dwellinghouses shall be submitted and approved in writing.

To satisfy this condition, please see enclosed information;

- Materials Plan – 1020 MAT01 Rev E
- Materials Schedule inc illustrations/photos
- Landscape Proposals – 6989.01 Rev J

Please confirm that this condition has been complied with.

Condition 6 – Highways

The condition requires that prior to above ground works, full detailed designs (including specifications) of all on site and off site highways works (including any measures required at the junction of new estate road and Louisa Street , Traffic Regulation Orders, Stage 2 RSA and traffic calming) and a delivery sequence, shall be submitted to and approved in writing by the City Council as local planning authority.

To satisfy this condition, please see enclosed information;

- Section 38 Agreement Plan - 23102-BGC-D-100S38
- Adoptable Surfacing and Kerbing Plan - 23102-BGC-D-121
- Highway Contours and Chainages Plan - 23102-BGC-D-141

- Highway Gulley Catchment Plan - 23102-BGC-D-151
- Adoptable Highways & Drainage Longitudinal Sections and MH Schedule Plan - 23102-BGC-D-201 A
- Adoptable Carriageway Construction Detail Plan - 23102-BGC-D-301
- Road Safety Audit - 2023/WH/1867
- Swept Path Analysis MCC Specification Refuse Collection Vehicle - SK22231-005
- Street Lighting Layout - SHD758-SHD-HLG-LOUI-DR-EO-Lighting Layout-R0
- Build Route (Showing proposed sequence of occupations)- 1020-CBR01-C

Please confirm that this condition has been complied with.

Condition 8 – Cycle Provision

The condition requires that prior to above ground works commencing, finalised detailed designs and provision of space for cycle storage for the dwellinghouses, and the elevational designs of the proposed cycle store for the apartments, shall be submitted to and approved in writing by the City Council as local planning authority

To satisfy this condition, please see enclosed information;

- Timber Cycle Store – 1020-TCS01

Please confirm that this condition has been complied with.

Condition 10 – EV Details & Specification

The condition states that prior to the occupation of the development, finalised details of the specifications of the provision of electric vehicle charging points at both the apartments and houses shown on EVCP plan ref: EVC 01 rev. E received 23rd May 2023; hereby approved within the development, shall be submitted to and approved by the local planning authority;

To satisfy this condition, please see enclosed information;

- EV Charging Plan Rev F (Updated from Rev E to show spec) - 1020 EVCP01 F
- EVQROCD-V02-R3 Quantum EV OpenCharge - Data Sheet
- EVWD-V02-R6 WallPod Data Sheet

Please confirm that this condition has been complied with

Condition 16b – Acoustic Details

The development will be implemented in accordance with the noise attenuation measures as set out in the approved Noise Impact Assessment Report No: P22-313-R01v2 dated August 2022 as per part a) of condition 16.

Part b) of the condition requires a detailed plan showing the location and extent of the proposed acoustic barrier together with the design and specifications of the acoustic barrier to be submitted to and approved in writing.



To satisfy the condition, please see enclosed information;

- Acoustic Fence Detail – 1020 – AF01
- Boundary Treatment Plan - 1020 BT01 H
- Hepworth Acoustics Noise Report - P22-313-R01v2
- Extract from Hepworth Acoustics Report showing Acoustic Fencing Locations

Please confirm that this condition has been complied with

Condition 17 – Bin Storage

The condition requires finalised details a scheme for the storage and disposal of refuse (including finalised elevational design of bin stores), shall be submitted to and approved in writing.

To satisfy the condition, please see enclosed information;

- Timber Refuse Store – 1020-TRS01

Please confirm that this condition has been complied with.

Condition 27 – Tree Works and Tree Protection

Part c of the condition requires the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development.

The tree protection fencing as detailed in the Arboricultural Impact Assessment was installed prior to any works commencing on the site in July 23.

Photographic evidence of this is provided to show the fencing in situ and the signage to warn any operative or visitor to the site away from the fenced off areas.

- Photo 1 – Warning Signage – 14.7.23
- Photo 2 – Installed Tree Protection Fencing – 14.7.23

Please confirm that this condition has been complied with.

Condition 34 – Boundary Treatment

Part b of the condition requires that finalised elevational designs of the other boundary treatments annotated on boundary treatments plan ref: BT01 G shall be submitted to and approved in writing by the City Council as local planning authority, prior to implementation.

To satisfy the condition, please see enclosed information;

- Boundary Treatment Plan – 1020 – BT01 H – Updated to show location of acoustic fence.
- Acoustic Fence Detail – 1020 AF01
- Fence Standard Details – SD B-12.2-08
- Fence Standard Details – SD B-12.2-14



Part c of the condition requires a programme for the sequenced delivery of boundary treatments.

The intention is to install all finished site boundary fencing as soon as practically possible after demolition.

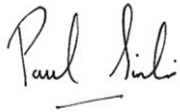
Plot boundary treatment will be completed in line with the Build Route (Showing proposed sequence of occupations) - 1020-CBR01-C which is enclosed to satisfy this condition.

Please confirm that this condition has been complied with.

I trust that the supporting documents are sufficient to allow you to discharge the above conditions.

Should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Sinclair', with a horizontal line underneath.

Paul Sinclair
Technical Director
For Westchurch Homes Ltd

