

12 September 2023
L 220414 – SAV Cover Letter



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SUBMITTED VIA PLANNING PORTAL REF: PP-12452995

Dear Jennifer,

**SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION TO DISCHARGE CONDITION 5 OF PLANNING PERMISSION: 136813/JO/2023
LAND OFF ELIZABETH STREET, CHEETHAM HILL, MANCHESTER
KIER TRADE CITY LLP**

Introduction

We write on behalf of our client Kier Trade City LLP, to apply for the discharge of Condition 5 of Planning Permission: 136813/JO/2023, at the above site.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the documents which comprise the application include the following:

- This covering letter;
- The completed application forms and certificates;
- Planning Permission: 136813/JO/2023;
- Drainage Planning Conditions Report, prepared by Curtins;
- Drawing Reference: 080139-CUR-XX-XX-D-C-92500 Rev C02 – Proposed Drainage Layout;
- Drawing Reference: 080139-CUR-XX-XX-D-C-92522 Rev C02 – Typical Drainage Details Sheet 3;
- Drawing Reference: E144522_01 Rev B – Attenuation Tank 1 Detail
- Drawing Reference: E144522_02 Rev B – Attenuation Tank 2 Detail
- SDS Structural Design Calculations – Version 2

The application has been submitted electronically via the Planning Portal website under the Reference: PP-12049329. An electronic payment for £180.00, that being the requisite application fee, has also been made on the Planning Portal.

Planning History

On 1 July 2022, the Council granted permission for the erection of two storey Industrial and Logistics Warehouse Units (Use Class B2/ B8), including ancillary offices and trade counters, with associated landscaping, car parking and creation of access from Elizabeth Street following demolition of existing buildings and other associated works (App Ref: 133125/FO/2022) (the '**2022 Permission**').

On 12 September 2023, the Council granted permission for the variation of conditions 2 (specified plans), 6 (ground conditions), 8 (external materials), 9 (boundary treatment), 12 (landscaping), 15 (noise), 16 (noise management plan), 17 (acoustic fence) and 23 (car parking) of the 2022 Permission to allow for minor changes to the elevational design, layout and materials, alterations to drawing references and the discharge of relevant conditions, together with the removal of condition 13 (off site tree replacement) (App Ref: 136813/JO/2023) (the '**2023 Permission**').

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The 2023 Permission was granted subject to 33 conditions of approval, and a s106 Agreement. Condition 2 is a standard condition requiring the development to be undertaken in accordance with the approved plans and documents.

Condition 5 – Drainage

Condition 5 requires the submission of a detailed surface water drainage design for the Site. Detailed plans were submitted as part of the application for the 2023 Permission, however the Council requested a number of minor changes to be made which could not be accommodated prior to the grant of planning permission. As a result, this application includes the submission of revised details, which includes the repositioning of the drainage attenuation tanks. Tank 1 is located in excess of 5m from the nearest building, and whilst it is within 2.5m of the site boundary, it is positioned along the retaining wall which can be used as retention should any unlikely excavation to the tank be required. Primary maintenance to the tank is provided via the access pipes via upstream and downstream manholes. Tank 2 is positioned in excess of 5m from the nearest building, and in excess of 2.5m from the site boundary.

In addition to the above, the LLFA requested the provision of further details in respect of traffic loads. It is noted that Tank 1 has 0.885m-1.365m cover, whilst Tank 2 has 0.680m-0.960m cover. The Tank Design has provided structural calculations to confirm this is sufficient for the site loading requirements.

As a result, we request that the Local Planning Authority confirms that Condition 5 is able to be discharged based on the documents submitted.

Summary & Conclusion

The plans and documents submitted with the application are provided to formally discharge Condition 5 on Planning Permission: 136813/JO/2023, in relation to the development at Elizabeth Street, in Cheetham Hill.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Brad Wiseman or Francesca Opoku-Gyamfi at these offices.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Savills", written in a cursive, flowing style.

Savills (UK) Limited
Planning

Cc Henry Martin – Kier Property
 Oliver Butler – Kier Property