

Q+A Planning
The Stables
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Ducie Street
Manchester
M1 2JN

Manchester City Council
Planning
PO Box 532
Town Hall
Manchester
M60 2LA

19th June 2023

Dear Sir / Madam,

RE:PP-12247929 Discharge of Planning Conditions 3, 5 and 11 – Former Anchors Away Play Centre, Greenbrow Road, Wythenshawe, Manchester, M23 2XQ

On behalf of our client, Seva Patidar Ltd, we have pleasure in submitting an application to discharge planning conditions 3, 5 and 11 pursuant to application reference 135433/FO/2022 at the Former Anchors Away Play Centre, Wythenshawe relating to the following development:

'Erection of a single storey extension and associated elevational alterations in association with the use of the property as 1 no. retail store and 2 no. non-food retail units with associated cycle parking, car parking, access alterations, servicing area, plant compound and landscaping.'

Condition 3 States:

'Above ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.'

Information submitted to discharge this condition is as follows:

- Brick
 - Facing brown lbstock brick (sandfaced texture). Including photographic samples.
- Shopfront Glazing System
 - Powder coated aluminium shopfront RAL 7045 Telegrey 1. SD/SFG Ground Floor System Technical Datasheet V01.
- Roller Shutter
 - Electrically operated galvanised steel roller shutter doors to shopfronts and service door areas.
 - Product specification.
- Composite Roof Deck
 - Kingspan quadcore KS1000RW Roof Panel RAL 7038 Goosewing Grey.
 - Product data sheet

Condition 5 States:

'Above-ground construction works shall not commence until the specification of the electric vehicle charging units shown on drawing no. 19791 P101 P-02 (stamped as received on 10 January 2023) have been submitted to and approved by the City Council as Local Planning Authority. The approved units shall then be installed and become operational before the use of the development hereby approved commences and remain in-situ in perpetuity.'

Information submitted to discharge this condition is as follows:

- Rolecev Quantum charging pedestal data sheet.

Condition 11 States:

'Prior to the commencement of above ground works, a detailed scheme of off-site highway works shall be submitted for approval in writing by the City Council, as Local Planning Authority.'

For the avoidance of doubt this shall include the following:

- *Provision of a waiting restriction Traffic Regulation Order (TRO) to maintain appropriate visibility at the Simonsway/Greenbrow Road junction.*
- *Detailed design of the access into the car park, supported by give-way road-markings, dropped kerbs/tactile paving.*
- *Reinstatement of footway where the existing access will be closed.*

The approved scheme shall be implemented and be in place prior to first use of the development hereby approved and thereafter retained and maintained in situ.'

Information submitted to discharge this condition is as follows:

- S278 Highway Works Existing and Proposed GA (Marston & Grundy, 12860-200 Rev P1); and
- S278 Highway Works, Kerbing, Surfacing and Lining (Marston & Grundy, 12860-201 Rev P1).

Off-site highway works drawings have been submitted by Marston & Grundy to the City Council for technical approval under the s278 process.

The application form and relevant plans have been submitted electronically and the requisite fee of £116 paid online at the point of submission.

I trust that the Council have all that is required in order to discharge conditions 3, 5 and 11, however, should you require anything further please do not hesitate to contact me.

Yours Sincerely,



Tom Hallett
Associate

OFFICES IN

London
Manchester
Warwick



For and on behalf of

Q+A Planning Ltd