

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

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

22nd May 2023

Dear Sir / Madam,

RE: PP-12180246 Discharge of Planning Condition 13 – 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 condition 13 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 13 States:

'Prior to the commencement of development a Construction Management Plan shall be submitted to and approved by the Council. The Construction Management Plan shall contain the following:

- *Details of wheel washing;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Routing strategy and swept path analysis;*
- *Parking of construction vehicles and staff;*
- *Hours of working.'*

Information submitted to discharge this condition is as follows:

- Construction Method Statement (Trnkey Developments);
- CDM Action Plan (Citb); and
- Swept Path Analysis for vehicles (Ashley Helme Associates).

The attached documents contain information relevant to the scope of works proposed. Given the small-scale nature of the project, it is not necessary to install wheel washing facilities since the site already comprises existing hardstanding and no excavation is necessary that would result in debris on the public highway.

All refuse, compound and contractors welfare will be located within the site boundary with materials stored securely within the existing building. Contractor vehicles will use the existing parking spaces and will not park on the public highway.

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 condition 13, however, should you require anything further please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'T. Hallett'.

Tom Hallett
Associate

For and on behalf of

Q+A Planning Ltd