



Paul Butler Associates

Planning, Development & Heritage Consultants

06 October 2023

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

Dear Sir / Madam

Land off Cringle Road: Application Reference 122042/00/2018
Discharge of Condition Application 7

On behalf of my client Towerhouse Systems Ltd, I am pleased to submit a discharge of condition application for the above site.

The conditions we are seeking approval for under this application are: condition 5 (archaeology), condition 8b (verification), condition 28 (s.278 and s.38 / highway works confirmation).

A separate discharge of condition application seeking approval of condition 5 of the Reserved Matters approval (ref 130515/MO/2021) has also been submitted.

The schedule below outlines the information submitted in support of this application. Payment of the application fee (£116) has been made with the application submission.

Schedule

Condition Number / Requirement	Submitted Information
Condition 5: Archaeology (Parts B-F)	The discharge of condition application is accompanied by the following information: Archaeological Watching Brief Report (PBA 23.06.23). Prior to submission, PBA notified GMAAS in respect of the content of this report. GMAAS have reviewed and had no comments to make, they advised PBA to submit for formal discharge. A copy of this correspondence can be supplied on request.
Condition 8b: Verification (Partial Discharge)	Part B of this condition requires: <i>b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the local planning authority.</i> The discharge of condition application is accompanied by the following plans and information:

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Condition Number / Requirement	Submitted Information
	• Verification Report Plots 1 to 8 and 46 to 50 (Geo Assist, October 23). The above provides the verification reporting for plots 1 to 8 and 46 to 50. The intention is then for the verification of the remaining plots to be submitted as per the indicative timescales below: - Plots 9 to 14 December 23/ January 24. - Plots 15 to 18 & 51 to 55. March 24. - Plots 19 to 29 & 56/57 July 24 (This will complete the plots requiring remediation & Gas Membranes).
Condition 28: s.38 and s.278 / highway works.	The discharge of condition application is accompanied by the following information: • Dwg no. LM20066-DYSE-XX-ZZ-DR-C-1117 P06 s.278 GA and Details Sheet 1 of 2 (DYSE). • Dwg no. LM20066-DYSE-XX-ZZ-DR-C-1138 P06 s.278 GA and Details Sheet 2 of 2 (DYSE). • LM20066-DYSE-XX-ZZ-DR-C-1111 P09 S.38 Works General Arrangement Sheet 1 of 2 (DYSE). • LM20066-DYSE-XX-ZZ-DR-C-1112 P09 S.38 Works General Arrangement Sheet 2 of 2 (DYSE). • LM20066-DYSE-XX-ZZ-DR-C-1139 P10 S.38 S.278 Legal Plan Sheet 1 of 2 (DYSE). • LM20066-DYSE-XX-ZZ-DR-C-1140 P10 S.38 S.278 Legal Plan Sheet 2 of 2 (DYSE). • LM20066-DYSE-XX-ZZ-DR-C-1141 P07 Signs & Road markings (DYSE). • LM20066-DYSE-XX-ZZ-DR-C-1143 P05 TRO Plan (DYSE). • L(-1)021 Site Layout S38 Phasing Rev 03 (ARCD). • Correspondence with Colin Cromar at MCC Highways confirming acceptability of the s.278 works and completion by December 2025. The section 278 works relating to the new access road off Cringle Road and new pavement in front of plot 1 which fronts Cringle Road have been completed and inspected by MCC Highways Engineer Colin Cromar. Phase 1 as shown on the 'Site Layout S.38 Phasing Rev 03' drawing will be completed to section 38 'part 1' standard for occupation by December 2023, each phase thereafter will be completed in the same manner as the site progresses. This approach has been agreed with Colin Cromar.

We trust that the above information is satisfactory for the purpose of validating the discharge of condition application, however should you have any questions please don't hesitate to get in contact.

Yours faithfully

Julian Austin

Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

C.c Towerhouse Systems Ltd