

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

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

10th August 2023

Dear Sir / Madam,

RE:PP-12380087 Discharge of Planning Conditions 6 and 10 – 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 6 and 10 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 6 States:

'No development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and details that have been submitted to and approved in writing by the Local Planning Authority.'

Information submitted to discharge this condition is as follows:

- Drainage Condition Report (Marston & Grundy, June 2023. 12860 Rev 01)

Condition 10 States:

'Prior to the commencement of above ground works, a hard and soft landscaping scheme, based on the indicative landscaping shown on drawing no. 19791 P101 P-02 (stamped as received on 10 January 2023) shall be submitted to and be approved by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the development hereby approved is completed. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.'

Information submitted to discharge this condition is as follows:

- Proposed Hard and Soft Landscaping Plan (PL003).

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 6 and 10 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