

Our ref. : AB2107/LPA060323

Planning  
Manchester City Council  
PO Box 532  
Manchester  
M60 2LA

6<sup>th</sup> March 2023

Dear Sir/Madam,

**APPLICATION TO DISCHARGE REQUIREMENTS OF CONDITIONS 8, 12, 13, 18 AND 19 IMPOSED UPON GRANTING OF PLANNING APPLICATION REF. 132835/FO/2022  
TESCO STORES LTD., ALTRINCHAM ROAD, MANCHESTER, M23 9TJ**

On behalf of our client, Chicken Cabins Ltd., please find enclosed an application seeking to discharge the requirements of conditions 8, 12, 13, 18 and 19 imposed upon the granting, on 31<sup>st</sup> May 2022, of planning application ref. 13/2835/FO/2022, relating to land at Tesco, Altrincham Road, Manchester, M23 9TJ.

This discharge of condition application, which is being submitted to Manchester City Council (the LPA) electronically by way of the Planning Portal website, comprises the following documentation ;

- Completed application forms.
- This covering letter prepared by Beamish Planning Consultancy.
- Decision notice, dated 31<sup>st</sup> May 2022, relating to planning application ref. 132835/FO/2022.
- Drawing no. 0000/2022/P100 – proposed floor plan prepared by Frank Belshaw Building Surveyors Limited detailing refuse storage (condition 8).
- Details of Biffa's Collection Vehicles (condition 8).
- Drawing no. 0000/2022/G910 Revision A – landscaping plan prepared by Frank Belshaw Building Surveyors Limited (conditions 12, 13 and 19).
- Drawing no. 0000/2022/G900 Revision A – proposed ground floor shell plan prepared by Frank Belshaw Building Surveyors (condition 18).
- Drawing no. 0000/2022/G902 Revision A – building sections sheet 1 prepared by Frank Belshaw Building Surveyors (condition 18).
- Drawing no. 0000/2022/G903 Revision A – building sections sheet 2 prepared by Frank Belshaw Building Surveyors (condition 18).
- Drawing no. 0000/2022/G905 Revision A – working elevations sheet 1 prepared by Frank Belshaw Building Surveyors (condition 18).
- Drawing no. 0000/2022/G906 Revision A – working elevations sheet 2 prepared by Frank Belshaw Building Surveyors (condition 18).
- Drawing no. 0000/2022/G907 Revision A – doors & window schedule prepared by Frank Belshaw Building Surveyors (condition 18).
- Letter from Greater Manchester Police dated 12<sup>th</sup> October 2022 (condition 18).

Payment of the statutory application fee of £116, plus the Planning Portal service charge fee of £32.20, has been made electronically when submitting this discharge application via the Planning Portal website.

Planning permission (application ref. 132835/FO/2022) was granted by the LPA in May 2022 for the following development at the application site ;

*'Erection of a single storey building to form mixed restaurant and hot food takeaway use (sui generis), incorporating a 'drive-thru' facility, car and cycle parking, the creation of a new pedestrian and cycle footpath link into the site from Altrincham Road and associated landscaping within part of existing supermarket car park.'*

The granting of that permission was subject to a number of restrictive conditions, and this discharge of condition application seeks to discharge all the pre-commencement conditions imposed upon the granting of planning permission to enable the development approved by way of that planning permission to commence.

Condition 8 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

*'Prior to the commencement of above ground works, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the development is in operation.'*

To discharge condition 8, please refer to accompanying drawing no. 0000/2022/P100, which provides details of the proposed storage of general waste, mixed recyclables and oil, with all bins/tanks provided within the external yard of the approved development.

Additionally, Biffa, who will be responsible for refuse collections from the approved development, have provided details of their collection vehicles, and have advised that the collection of general refuse will take place on Tuesdays, Thursdays and Fridays, usually at some point between the hours of 05:00 and 11:00, whilst the collection of mixed recycling will take place on Tuesdays and Fridays, also at some point between the hours of 05:00 and 11:00. Finally, any food collections will take place on a Thursday, usually at some point between the hours of 15:30 and 20:30.

Condition 12 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

*'Above-ground construction works shall not commence until details of the measures to be incorporated into the development to allow for the provision of electric vehicle charging points have been submitted to and approved by the City Council as Local Planning Authority.'*

Drawing no. 0000/2022/G910 Rev. A identifies the two car parking bays which will be capable of being provided with electric vehicle charging points, and, as annotated on that drawing, it is proposed that those bays will have the potential to be served by a charging tower served from the electrical cupboard within the development.

Condition 13 imposed upon the granting of planning application ref. 132835/FO/2022 states ;

*'Prior to the commencement of above ground works, a scheme extending the hatched pedestrian walkway running parallel with the northern site boundary shall be submitted to and be approved by the City Council as local planning authority.'*

Drawing no. 0000/2022/G2022/G910 Rev. A also provides details of the proposed hatched pedestrian walkway facilitating pedestrian access between the application site and the traffic-light controlled junction of the A560 and the roads serving both Brookway Retail Park to the north and both the Tesco superstore and the approved development to the south-east of that junction.

Condition 18 imposed upon the granting of planning application 132835/FO/2022 states ;

*'Above ground works shall not commence until details of the measures to be incorporated into the development, to demonstrate how the principles of Secure by Design would be achieved, have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.'*

In order to discharge the requirements of condition 18, please refer to accompany drawing nos. G900 Revision A, G902 Revision A, G903 Revision A, G905 Revision A, G906 Revision A and G907 Revision A, along with the accompanying letter from Greater Manchester Police dated 12<sup>th</sup> October 2022.

Condition 19 imposed upon the granting of planning application 132835/FO/2022 states ;

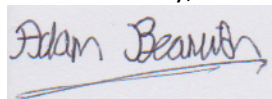
*'No above ground works shall commence until a hard and soft landscaping treatment scheme has been submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If 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.'*

Drawing no. 0000/2022/G910 Revision A provides details of the proposed hard and soft landscaping scheme to be implemented as part of the approved development.

Accordingly, we trust that the requirements of conditions 8, 12, 13, 18 and 19 imposed upon the granting of planning permission ref. 132835/FO/2022 can now be discharged in an expedite manner.

We look forward to corresponding with the Case Officer to whom this discharge application is allocated in the near future, but in the meantime should any further information or clarification be required please do not hesitate to contact us.

Yours faithfully,



Adam Beamish  
BA (Hons), DIP TRP, MRTPI