

25th August 2022

OUR REF: 267/CC

Manchester City Council

Planning Department

PO Box

Via the Planning Portal

Dear Sir/Madam

DISCHARGE OF CONDITION SUBMISSION: THE FORMER GROVE PUBLIC HOUSE, 1515 ASHTON OLD ROAD, MANCHESTER M11 1GR

PLANNING PERMISSION REFERENCE: 133433/FO/2022

PLANNING PORTAL REFERENCE: PP-11503321

I am formally instructed by KMM Homes Ltd to seek the discharge of several pre-commencement conditions at the former the Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR.

The planning permission approves the proposed demolition of existing buildings and construction of three dwellinghouses (Use Class C3), including access and landscaping and associated infrastructure.

Before development can commence the planning permission requires the developer to submit further information to the council for consideration and approval.

This submission seeks approval of matters in relation to conditions, 14, 16, 19 and 22.

The discharge of condition fee of £116 (plus admin fee of £32.20) has been paid directly via the Planning Portal payment system.

The following information is provided in support of the application:

CONDITION	INFORMATION SUBMITTED FOR DISCHARGE
Condition 14(a)- Preliminary Risk Assessment	Phase 1 Environmental Assessment 10.03.22- Peak Environmental
Condition 16- Construction Management Plan	Construction Phase Plan 06.07.22
Condition 19 - Surface water Drainage Scheme	Surface Water Drainage Strategy- August 2022- Integra Consulting
Condition 22(a)- scheme for acoustically insulating the properties	Noise Impact Assessment- July 2022 Version 2.0.- Y-Acoustics

We would be very grateful for your early consideration of these conditions as there continues to be persistent antisocial issues at the site, with damage and break ins.

Should you have any queries whatsoever, please do get in touch with me directly. We look forward to working proactively and positively with officers during the determination of these conditions to enable the developers to start works in the near future.

Should you require anything further in the interim please do not hesitate to get in touch.

Yours faithfully,



CAROL CLARKE

Planning Director

Cc Mr Murphy (via email)

Enc As above