

27th July 2022
CJG/RW/KM/7891/C – 05

FAO Ms. Jennifer Atkinson
P O Box 532
Town Hall
Manchester
M60 2LA

Dear Ms Atkinson,

SUBMITTED ONLINE

Re: 328-336 Stockport Road, Manchester – Approval Ref: 122945/FO/2019 dated 25th March 2019
Application to Discharge Planning Conditions

We write on behalf of our client Rowlinson Constructions Ltd, to discharge conditions relating to the approval referred to above.

The conditions we are seeking approval for is **Condition 12, 13 & 20** and are listed with a description and specific details below.

To accompany this application, we have included the application forms to discharge the planning conditions and the following information.

Condition 12: Soft and Hard Landscaping

“(a) Prior to the first occupation of this development, details of hard and soft landscaping treatments (including tree planting, street tree planting, boundary treatments and appropriate samples of materials) shall be submitted to and approved in writing by the City Council as local planning authority. (b) The approved scheme shall be implemented prior to the first occupation of the development. 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.”

Continued:/

Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk
www.lrw.co.uk

12 Devonshire Street
London
W1G 7AB
t: +44 (0)207 201 2160
e: london@lrw.co.uk
www.lrw.co.uk

87 Dr. Iacob Felix Street
District 1
Bucharest
t: +40 (21) 650 4024
e: bucharest@lrw.ro
www.lrw.ro

Continued:/2

27th July 2022

CJG/RW/KM/7891/C – 05

A drawing has been prepared by Trevor Bridge Associates Ltd and is attached for your approval.

Ref : 6882-01 - Landscape Proposals

Please can you confirm this discharges this condition?

Condition 13: Boundary Treatments

"Notwithstanding drawings 7891-L(00)48, 78910L(00)49 and 7891-L(00)50 stamped as received by the City Council, as Local Planning Authority, on the 22 May 2019 and drawing 7891-L(00)43B stamped as recieved by the City Council, as Local Planning Authority, on the 16 May 2022, prior to the first occupation of the development, details of the siting, scale and appearance (including samples of materials) of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall then be implemented and be in place prior to the first occupation of the development. The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or reenacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."

The following drawings has been prepared by Leach Rhodes Walker and are attached for your approval.

Ref : LRW_7891_L(00)43C Boundary Treatment
LRW_7891_L(90)12A Fencing details
LRW_7891_L(90)13A Fencing Metalwork details

Please can you confirm this discharges this condition?

Continued:/

Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk
www.lrw.co.uk

12 Devonshire Street
London
W1G 7AB
t: +44 (0)207 201 2160
e: london@lrw.co.uk
www.lrw.co.uk

87 Dr. Iacob Felix Street
District 1
Bucharest
t: +40 (21) 650 4024
e: bucharest@lrw.ro
www.lrw.ro

Continued:/3

27th July 2022

CJG/RW/KM/7891/C – 05

Condition 20: Terrace Opening Hours

“Prior to the first use of the communal roof terrace as indicated on drawing 7891-L(00)119A stamped as received by the City Council, as Local Planning Authority, on the 16 May 2022, the opening hours for the terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. The roof terrace shall then operate in accordance with the approved hours.”

Our client has confirmed that there will be no admittance beyond 11pm.

We trust that this information is sufficient to discharge the conditions, but if you require any further information please do not hesitate to contact me.

Yours sincerely

KA YIN MAN

Cc: (via e-mail letter only)

Mike Bagot	: Rowlinson Construction Ltd
Christian Gilham	: Leach Rhodes Walker
Richard Wardle	: Leach Rhodes Walker
Ka Yin Man	: Leach Rhodes Walker

Planning File/CJG/RW/KM

Ground Floor West
50 Dearmans Place
Manchester
M3 5LH
t: +44 (0)161 833 0211
e: manchester@lrw.co.uk
www.lrw.co.uk

12 Devonshire Street
London
W1G 7AB
t: +44 (0)207 201 2160
e: london@lrw.co.uk
www.lrw.co.uk

87 Dr. Iacob Felix Street
District 1
Bucharest
t: +40 (21) 650 4024
e: bucharest@lrw.ro
www.lrw.ro