

Matthew Dixon
Director

Garden Place
Victoria Street
Altrincham
WA14 1ET

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

Dear Sir/Madam,

**Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF:
120492/J0/2018**

We are pleased to submit this application to approve details reserved by condition on behalf of Blackley Mere Developments Ltd for the following condition:

- Condition 22 – Access Road and Internal Road

The conditions were reserved on consent ref: 120492/J0/2018

Variation of condition 22 (alignment and cross section drawings) attached to planning permission referenced 114850/J0/2016

The requisite planning application fee (£148.20) has been paid online via the planning portal (PP-11415199).

The application is also supported by the following technical reports:

- Covering Letter
- Supporting pack of information

The application is accompanied by a suite of technical documents which are submitted to facilitate the review and subsequent discharge of the associated conditions. Table 1.0 below sets out the condition to which this application relates and the supporting information provided.

Table 1.0 – Discharge of Conditions		
No.	Condition Wording	Information Submitted
22	<i>Prior to any above ground development full technical details including the alignment and cross section drawings of all works to form the access road and internal roads shall be submitted to and agreed in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the development.</i>	830-01-CIVIC-CS-01-GA 110 Proposed Site Levels; 830-01-CIVIC-CS-01-GA 120 Construction Areas - Build Ups; 830-01-CIVIC-CS-01-GA 170 Retaining Structures General Arrangement;

		830-01-CIVIC-CS-01-GA 180 Planning Conditions General Arrangement; 830-01-CIVIC-CS-01-GA-100 T02 General Arrangement 830-01-CIVIC-CS-01-SE-001 Typical Cross Section Sheet 1; 830-01-CIVIC-CS-01-SE-002 Typical Cross Section Sheet 2; 830-01-CIVIC-CS-01-SE-010 Cross Section Overview Plan.
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Information Summary

Condition 22 – An historic discharge of condition application was made (ref: CDN/17/0259), during the determination of that discharge of condition application the Environment Agency considered that the road details were not to satisfaction. Rationale was provided that the retaining structure was a hard structure and would impact upon ecological quality and function of the wildlife corridor. Additionally, Highways Services required details of the adoption status of the proposed access road to the site in order to confirm the extent to which the highway is adopted / private.

Responding to the consultation comments provided on the previous application, a soft retaining structure has been developed and is included within the pack of information accompanying this submission.

In relation to adoption / private road network which was wanted to be understood by Highways Officers during determination of the previous discharge of condition application, it is now the intention that the streets will be privately maintained. Given that all of the streets will be privately maintained there is no longer a plan accompanying the application demarcating the split within the network.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Matthew Dixon
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