Paul Butler Associates
Planning, Development & Heritage Consultants

13 January 2026

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

23.1930/c3

**FAO Carl Glennon**

Dear Mrs Roscoe,

**Application for Approval of Details Reserved by Condition**

**141101/JO/2024 - Variation of conditions 2 (approved drawings), 7 (window positions) and 8 (obscure glazing to bathrooms) attached to planning permission reference 139219/JO/2024 to allow for elevation alterations including the installation of solar PV panels to the rear roof slope and changes to roof heights**

On behalf of our client Burke Developments Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of conditions 8, 14, 15, 18, 19, 20, 21 and 23 attached to Planning Permission 141101/JO/2024. We are eager to discharge these conditions as soon as possible to allow works to progress on site.

This letter sets out the numbered conditions for which 'discharge' is sought, together with an overview of the information submitted in response.

Condition 8 – Secure by Design

Condition 8 states:

> *'8) Prior to occupation, details of the measures to be incorporated into the development to demonstrate how secure by design accreditation will 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 at all times thereafter.*
>
> *The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.'*

The 'Secure by Design Gold Award' certificate has been submitted in discharge of the condition.

31 Blackfriars Road, Salford, Manchester M3 7AQ
t. 0161 835 3530 e. pba@paulbutlerassociates.co.uk w. www.paulbutlerassociates.co.uk
Company no. 3398456. Registered in England and Wales as Paul Butler Associates Ltd

Condition 14 - Scheme for acoustically insulating the residential accommodation against noise

Condition 14 states:

> *'14) Before occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the acoustic insulation of the residential accommodation against noise from industrial uses to the west of the application site and any other identified noise sources. The approved noise insulation scheme shall be implemented before the development is occupied.*
>
> *b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.*
>
> *Reason - To secure a reduction in noise from industrial uses to the west of the application site and in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Core Strategy for the Cit of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.'*

In response to this condition, a report titled 'Acoustic Survey and Assessment for proposed residential development at Land Off Chapel Street (July 2025)' and prepared by Martin Environmental Solutions Ltd has been submitted.

The report addresses the first part of the condition. Discharge of Part (b) of the condition will be applied for at a future point and prior to occupation of the residential units.

Condition 15 – Contamination

Condition 15 states:

> *'15) The development shall be implemented in accordance with details to address land contamination as detailed in document referenced : Martin Environmental Solutions Ltd Martin Contaminated Land Remediation and Verification Plan for proposed residential development at Land Off Chapel Street, Manchester, M19 3QB. Prepared for Burke Developments Ltd, Norwood, Greenacres, Oldham, OL4 3EX. Amended November 2024 Report No: 2843-3 MES Contaminated Land and the detail of email from Paul Butler Associates dated 20 November 2024.*
>
> *When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.*

*In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.*

*Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.'*

A report titled 'Contaminated Land Verification Report for a residential development on land at 7-9 Chapel Street, Manchester, M19 3QB' has been submitted in discharge of the Completion / Verification Reporting element of this condition. Appendix A 'Ground Gas Verification Report' has been submitted as a separate document, together with the Final Analytical Test Report.

Condition 18 – Highway Works

Condition 18 states:

*18) Before the occupation of the authorised development, full details and specifications of all off-site highways works, including footpath reinstatement to Chapel Street shall be submitted to and approved in writing by the City Council as local planning authority. The required works shall be fully implemented prior to the first occupation of any part of the development and maintained in situ thereafter.*

*Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester, policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone and guidance contained within the National Planning Policy Framework.*

In response to this condition the following information has been submitted:

- Drawing 00142/H10 'Road Layouts'
- Drawing 00142/H11 'Road Construction Details'

Condition 19 – Boundary Treatments

Condition 19 states:

> *19) Notwithstanding the detail of drawings Ref: Proposed GA site plan Ref: 23-1136(03)002 Ref: PL6 and before the occupation of the development, details the design, appearance and specification of all boundary treatments. The approved details shall be implemented before the occupation of the development and maintained in situ at all times thereafter.*
>
> *Reason - In the interest of residential amenity, site security and to reduce the risk of crime, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policies JP- P6 and JP-S1 of Sustainable Development Joint Development Plan Document - Places for Everyone.*

In response the following information has been submitted:

- 24-0016-90-012 Rev P01 'Boundary Treatments Plan'.

Condition 20 – Environmental Standards Measures

Condition 20 states:

> *'20) Notwithstanding the detail of document referenced: Proposed residential development at 7 Chapel Street, Levenshulme, Manchester M19 3QB Environmental Standards Statement dated June 2023 and prior to the commencement of above ground construction works, a scheme shall be submitted to and approved by the City Council as local planning authority detailing measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.*
>
> *Within 3 months of the completion of the construction of the development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.*
>
> *Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy for the City of Manchester and the principles contained within The Guide to Development in Manchester SPD (2007), policies JP- P6, JP-S1 and JP-S2 of Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.'*

This first part of this condition was discharged on 7 March 2025. This condition discharge submission therefore relates to the second part of this condition which requires a verification statement to be submitted.

A Post-Construction Stage Energy Report prepared by Anderson Goddard Ltd has been submitted and provides validation of the energy and carbon performance of the design against the savings targets.

Condition 21 – Scheme for the Provision of Bat and Bird Boxes

Condition 21 states:

> *21) Before the occupation of any part of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision and position of bat and bird boxes, which shall be undertaken in accordance with the approved details before the occupation of the development and maintained in situ thereafter.*
>
> *Reason - To enhance local biodiversity through the provision of wildlife habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and the National Planning Policy Framework*

In response to this condition the following drawing has been submitted:

- 24-0016-50-002 Rev P01 'Bat and Bird Boxes'.

Condition 23 – Provision of level thresholds to rear patio doorways

Condition 23 states:

> *'23) Before the occupation of the development, a drawing shall be submitted to and approved in writing by the City Council as local planning authority demonstrating the provision of level thresholds to the rear patio doorways to facilitate inclusive access to the garden areas of each of the authorised houses. The approved details shall be implemented, before the occupation of the development, in conjunction with arrangements to the principal entrance of each house as specified in drawings ref: Proposed Elevation 01 Ref: 24-0016-20-101 Rev P04, Proposed Elevation 02 Ref: 24-0016-20-102 Rev P04, Street Elevations existing and proposed Ref: 24-0016-30-103 Rev P03 and Proposed GA floor plan Ref: 23-1136(04)001 Ref: PL2 and maintained in situ thereafter.*
>
> *Reason - In the interest of residential amenity and to secure inclusive access pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, policy DC7 of the Unitary Development Plan and policy JP-P6 (Health) contained within Sustainable Development Joint Development Plan Document - Places for Everyone'.*

In response to this condition the following drawings have been submitted:

- 24-0019-30-203 Rev P01 'Door Threshold Details'
- 24-0019-30-204 Rev P01 'Thresholds Key Plan'

Alongside this letter, the completed condition discharge application forms have been submitted, whilst payment of the condition discharge application fee (£145) has been made via the Planning Portal.

If you require any further information in order to determine the application please do not hesitate to get in touch.

Yours sincerely



**Ralph Taylor BSc. MPLAN MRTPI**
*Director*