

Your Ref: **PP-14684783**
Our Ref: HPD/CD/CM/24/078
Date: 27 February 2026

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA



Hybrid Planning & Development Limited
Studio 11
6-8 Cole Street
London
SE1 4YH
www.hpduk.com



Dear Sir / Madam,

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 4B (VERIFICATION REPORT) IN RESPECT OF PLANNING PERMISSION 140139/FO/2024 – UNIT 3A, ALBANY ROAD TRADING ESTATE, ALBANY ROAD, CHORLTON-CUM-HARDY, MANCHESTER, M21 0AZ

On behalf of our client, Screwfix Direct Limited, we are instructed to submit a verification report to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report as required by Condition 4B of planning permission 140139/FO/2024, dated 02 August 2024.

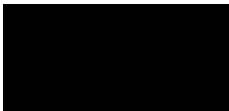
Accordingly, please find enclosed the following documents which comprise, in addition to this letter, the application:

The documents accompanying this application are listed below:

- Duly completed Application Form;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- A copy of Decision Notice ref: 140139/FO/2024; and
- Verification Report prepared by ES Acoustics.

Accordingly, we trust that you will have sufficient information to discharge Condition 4B, but should you require any further information, please do not hesitate to contact Charlotte Mills [REDACTED] of this office, in the first instance.

Yours faithfully,



Charlotte Mills
SENIOR PLANNER

Encs.