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FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
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Our Ref: 0444
Your Ref: PP-14739687

Date: 26 February 2026

Dear Jennifer,

Application to Discharge Conditions 11 (Boundary Treatments), 14a (Landscaping) and 18 (Lighting) of Planning Permission Reference 130514/VO/2021 - Land Bound By Kingsfold Avenue, Whitley Road And Winscombe Drive, Manchester

On behalf of our client, DEX Construction Group Limited ("the Applicant"), please find enclosed an application to discharge conditions 14a (Landscaping) and 18 (Lighting) of planning permission reference 130514/VO/2021 on land bound By Kingsfold Avenue, Whitley Road And Winscombe Drive, Manchester ("the site"). The planning permission was granted on 18 August 2021 for the following development at the site:

> *"City Council Development for the erection of 14 three storey dwellinghouses (Use Class C3a) and a four storey building comprising 16 residential apartments (Use Class C3a); highways improvements, including the formation of a new road, extension of Kingsfold Avenue including the formation of on-street car parking spaces, formation of new pavements and re-surfacing of existing roads; and associated car parking; cycle and refuse storage; landscaping; public realm; and infrastructure."*

Conditions Proposed to be Discharged: 11 (Boundary Treatments); 14a (Landscaping) and 18 (Lighting)

Condition 11 (Boundary Treatments)

Condition 11 is worded as follows:

> *"Prior to any above ground works, details of the siting, scale and appearance of the boundary treatment shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of development.*
>
> *The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted*

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Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."

Condition 14a (Landscaping)

Condition 14a is worded as follows:

> *"Notwithstanding drawings 2105-EXA-00-ZZ-DR-L-100 Rev P00 and 2105-EXA-00-ZZ-DR-L-200 Rev P00 stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021, prior to the first occupation of this development, details of hard and soft landscaping treatments (including appropriate samples of materials and specification and number and size of trees) shall be submitted to and approved in writing by the City Council as local planning authority."*

The following documents have been submitted as part of this DOC application in relation to conditions 11 and 14a including:

Title	Author	Reference	Version
General arrangement (landscaping)	YD2 LTD	CH01-SY-00-GF-DR-L-(10)-300	D1
Planting plan	YD2 LTD	CH01-SY-00-GF-DR-L-653-CHS	D3
General arrangement (highways)	Edge CE	221625-EDGE-STH-XX-DR-C-3009	P05

Condition 18 (Lighting)

Condition 18 is worded as follows:

> *"The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of the development and shall remain in operation for so long as the development is occupied."*

The following documents have been submitted as part of this DOC application including:

Title	Author	Reference	Version
Street lighting proposed road lighting layout	AMEY	AC-MSL-5879-1302	C03
Block SC general and emergency ground floor lighting layout	Futureserv	L6101-FUT-SC-00-DR-E-6301	P1

Summary of Conditions and Timing

The below table sets out a summary of each planning condition, its timing and a status update. This will be used as a 'live' tracker for all DOC applications going forward.

No.	Item	Timing	Status
1.	Three year commencement deadline.	-	No Further Action ("NFA")
2.	Compliance with approved plans.	-	NFA
3.	Programme of archaeological works	Pre-commencement	Discharged via CDN/23/0111 - NFA
4.	Vegetation clearance	Compliance	NFA

No.	Item	Timing	Status
5.	5a – Local labour proposal	Pre-commencement	Discharged via CDN/23/0246 - NFA
	5b – Local labour outcome report	**Within one month of construction completion**	**To be discharged**
6.	**SUDS Strategy**	**Pre-commencement**	**To be discharged**
7.	7a – Site investigation and remediation strategy	**Pre-commencement**	Discharged via CDN/23/0105 - NFA
	7b – Remediation verification report	**Prior to occupation**	**To be discharged**
8.	Construction management plan	**Pre-commencement**	Discharged via CDN/23/0145 - NFA
9.	Material samples	**Pre-commencement**	**To be discharged**
10.	Compliance with window reveals and soffit plans	Compliance	NFA
11.	Boundary treatments	Prior to above ground works	Discharge is sought via this application
12.	**Post construction environmental standards verification statement**	**Within a timescale agreed with MCC**	**To be discharged**
13.	**SUDS verification report**	**Prior to occupation**	**To be discharged**
14.	14a – Hard and soft landscaping	Prior to occupation	Discharge is sought via this application
	14b – Implementation of hard and soft landscaping	Compliance	NFA
15.	**15a – Plant and equipment details**	**Prior to occupation**	**To be discharged**
	15b – Plant verification report	**Prior to occupation**	**To be discharged**
16.	16a – Noise scheme details	Prior to occupation	Discharged via CDN/23/0244 - NFA
	16b – Noise verification report	**Prior to occupation**	**To be discharged**
17.	Waste arrangements	Prior to above ground works	Discharged via CDN/23/0415 - NFA
18.	Lighting scheme	Prior to occupation	Discharge is sought via this application
19.	Lighting glare compliance	Compliance	NFA
20.	**Secure by design accreditation**	**Prior to occupation**	**To be discharged**
21.	**Travel plan update**	**Within 6 months of occupation**	**To be discharged**
22.	Compliance with car parking layout plans and implement	Prior to occupation	NFA
23.	**Cycle store details**	**Prior to occupation**	**To be discharged**
24.	Highways works and public realm scheme	Prior to first use	Discharged via CDN/24/0729 - NFA
25.	Use class restriction	Compliance	NFA
26.	Use class restriction	Compliance	NFA
27.	**Apartment signage strategy**	**Prior to occupation**	**To be discharged**
28.	**Bird and bat box scheme**	**Prior to occupation**	**To be discharged**
29.	Implementation of disabled access throughout the development	Compliance	NFA
30.	30a – EV charging point scheme	Prior to occupation	Discharged via CDN/24/0801 - NFA
	30b – Survey EV charging point usage	Reviewed annually / compliance	NFA
31.	**Solar panel scheme for apartments**	**Prior to first use**	**To be discharged**
32.	**Drainage scheme for driveways and car parking areas**	**Prior to installation of these areas**	**To be discharged**
33.	Removal of permitted development rights	Compliance	NFA
34.	Removal of permitted development rights	Compliance	NFA
35.	Removal of permitted development rights	Compliance	NFA

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal. We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,

Jamie Lynch
Consultant

[redacted]

For and on behalf of Asteer Planning LLP