

Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Submitted via the Planning Portal only

13 March 2026

Dear Sir/Madam,

Application for Discharge of Conditions (Planning Portal Reference: PP-14671842)

Site: Land Off Pitsford Road, Manchester

Introduction

We write on behalf of our client, Bellway Homes Ltd (Manchester Division), regarding the above site. Planning was granted on 14.03.25 under application reference 140311/FO/2024, for the following description of development:

'Erection of a residential development (Use Class C3a) with associated landscaping, boundary treatment, infrastructure and ancillary works.'

This submission outlines the information enclosed to discharge a number of conditions.

Conditions and Detail Submitted

Condition 19

This states the following:

'Notwithstanding drawing 4577 101 REV F received by the City Council, as Local Planning Authority, on the 30 October 2024, prior to any above ground works, details of the landscaping scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented as part of the development. 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.'

The following information is submitted to address this condition:

- 5739.01 Pitsford Rd Bellway - Planting Plan (1 of 4)
- 5739.02 Pitsford Rd Bellway - Planting Plan (2 of 4)
- 5739.03 Pitsford Rd Bellway - Planting Plan (3 of 4)

- 5739.04 Pitsford Rd Bellway - Planting Plan (4 of 4)

Condition 22

This states the following:

'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 information is submitted to address this condition:

- SHD2225-SHD-HLG-PITS-CA-EO-Lighting Calculation-R1
- SHD2225-SHD-HLG-PITS-DR-EO-Lighting Layout-R1
- SHD2225-SHD-HLG-PITS-SH-EO-Lighting Schedule-R1

Condition 25

This states the following:

'Prior to the first occupation of the development, the siting, scale and appearance of a suitable cycle and waste stores for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.'

The following information is submitted to address this condition:

- BHM282-WM01_H_Waste Management Layout Rev H
- BHM282 - Pitsford Road - SL01 - Shed Locations - Rev A

Condition 29

This states the following:

'Prior to the first occupation of the development hereby approved, details of the number (a minimum of 20), siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and remained in situ.'

The following information is submitted to address this condition:

- CDN_25_0368-BIODIVERSITY_ENHANCEMENT_PLAN-2678110

Condition 30

This condition states the following:

'Prior to the first occupation of the development, details and specification of fast charging (7kw) electric car charging points for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.'

The following information is submitted to address this condition:

- BHM282-EV01_J_EV Charging Point Plan Rev J

Condition 36

This conditions states the following:

'Prior to any above ground works, the siting, size and appearance (including section) of the photovoltaic panels to the dwellinghouses shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and brought into use prior to the first occupation of the dwellinghouses. The panels shall thereafter be retained and maintained in situ.'

The following information is submitted to address this condition:

- 36315 Rev A Clearline fusion PV Schedule - Pitsford Road Manchester
- 36315 SK1 Viridian Fusion Site Plan - Pitsford Road Manchester
- 80047 Clearline fusion G1 Data Sheet v2-1--EN

Condition 38

This condition states the following:

'Prior to the first occupation of the development, a landscape management plan for the maintenance and management of external amenity areas outside the curtilage of the dwellinghouses 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 thereafter retained for as long as the development remains in use.'

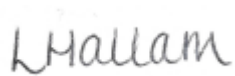
The following information is submitted to address this condition:

- 5739 Landscape Management Plan - Pitsford Road, Manchester PLANNING

Summary

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam

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Encl: as referenced.