

P24-1740_L007v1_PL_MAN_JK

10th March 2026

FAO Sue Wills
Planning
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Sent via the Planning Portal only

Dear Sue,

Discharge of Conditions 5, 8, 9 and 18 relating to application 143085/FO/2025
Land at Hinchley road, Manchester, M9 7FG

On behalf of our client, Miller Homes, we hereby submit information in pursuit of discharging Conditions 5, 8, 9 and 18 of planning permission 143085/FO/2025 which relates to:

'Erection of 106 no. residential dwellings (C3 Use Class) with associated access, landscaping, parking and other works'

The application has been submitted via the Planning Portal (PP-xxx) and includes the following information:

- Application form
- Application fee
- Cover Letter (this letter)
- Condition 5 information:
 - Standard Details Sheet 1 of 2 (ref: 110315-PEF-S38-HGN-01-DE-00001 P04)
 - Standard Details Sheet 2 of 2 (ref: 110315-PEF-S38-HGN-01-DE-00002 P02)
 - Kerbs and Footways (ref: 110315-PEF-S38-HKF-01-DR-00001 P04)
 - Long Sections (ref: 110315-PEF-S38-HLS-DR-C-00001)
 - Contours (ref: 110315-PEF-S38-HML-01-DR-00001 P02)

Queens House, Queen Street, Manchester, M2 5HT
T 0161 3933399 E Manchester@pegasusgroup.co.uk
Offices throughout the UK.

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- Road Pavement (ref: 110315-PEF-S38-HPV-DR-C-00001 P05)
- Road Setting Out (ref: 110315-PEF-S38-HSO-01-DR-00001 P02)
- Dragout Setting Out (ref: 110315-PEF-S38-HSO-01-DR-00003)
- S38 Adoption Plan (ref: 110315-PEF-S38-LLO-DR-C-00001 P04)
- Stage 1 Road Safety Audit
- Condition 8 information:
 - Eddisons Travel Plan (ref: 4721.TP 01)
- Condition 9 information:
 - EV Charger Mounting Stand details
 - EV Wall Charger Data Sheet
- Condition 18 information:
 - Drainage Maintenance Schedule (ref: 110315-PEF-XX-XX-RP-D-0001_P01)

Conditions

Condition 5 states:

'Prior to above ground works, and notwithstanding plans specified in condition no.2, full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, and finalised design details of pedestrian routes alongside the unadopted sections of highway) and a delivery sequence, shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the first dwelling unit being occupied.'

Reason – In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).'

This application is accompanied by detailed highway designs, standard details of kerb and footway details, an S38 Adoption Plan and a stage 1 road safety audit. It is considered that the information provided is sufficient to fully discharge Condition 5 of planning permission 24/O3691/FU.

Condition 8 states:

'a) Before the residential development hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development.

ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time.

iii) mechanisms for the implementation of the measures to reduce dependency on the private car.

iv) measures for the delivery of specified travel plan services.

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason – To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).'

This application is accompanied by a Full Travel Plan, prepared by Eddisons, providing the levels of detail required by criteria i) to v) of Condition 8. It is noted that in order to fully discharge Condition 8, a further Travel Plan will be required by the LPA within six months of the first occupation. This can be provided at a later date. The information presented is sufficient to partially discharge Condition 8.

Condition 9 states:

'a) Finalised specifications of the electric charging points shown on Electric Vehicle Charging Plan ref: HR-EVC-01 rev. A received 10th October 2025 shall be submitted to and approved in

writing by the City Council as local planning authority prior to the first occupation of the residential development hereby approved.

b) Prior to occupation of the residential development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason – To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).'

In line with Condition 9 requirements, this submission is accompanied by an EV Wall Charger Data Sheet and Charger Mounting Stand, which give details of the final specifications of the electric charging points to be used across the development. The details provided are sufficient to fully discharge Condition 9.

Condition 18 states:

'No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;*
- As built construction drawings if different from design construction drawings;*
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*

Reason – To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).'

The submitted drainage maintenance schedule provides the information listed at bullet point 3. The verification report will follow as the development is built out. As such, it is considered that Condition 18 can be partially discharged.



Conclusion

It is our view that the information submitted fully addresses the requirements of Conditions 5, 8 and 9 and that Condition 18 can be partially discharged. These conditions have been grouped under one submission due to their pre-occupation trigger point.

I trust this information is sufficient and would appreciate if you could confirm receipt and validation of the application. Should you have any further questions, please contact me using the details provided below.

Yours sincerely,

