
Re: Discharge of conditions 13 and 14 - CDN/25/1028 - 166 Plymouth Grove Manchester M13 0AF

From Carl Glennon <carl.glennon@manchester.gov.uk>
Date Thu 11-Dec-25 11:48
To Saghir Hussain <saghir.hussain@createitstudios.co.uk>

Hello Saghir,

Thank you for your email and supplementary details.

As previously advised the LPA is limited in the extent to which EOTs can be granted in relation to discharge of condition requests. An EOT to mid-February 2026 cannot be agreed.

The discharge of 13 can be agreed based on the submitted details.

Condition 14 is a pre-occupation condition. Given the circumstances outlined in your email, it would be appropriate for a split decision to be made approving details submitted in relation to condition 13. A new discharge of condition request can then be submitted (in relation to condition 14) at an appropriate time and related to final proposed details.

Please advise if your client wishes to proceed on this basis.

Regards,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
Manchester City Council,
Floor 6 Town Hall Extension,
PO Box 532,
Manchester,
M60 2LA.
Tel: 0161 234 4530
email: carl.glennon@manchester.gov.uk
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From: Saghir Hussain <saghir.hussain@createitstudios.co.uk>
Sent: Thursday, December 11, 2025 10:48
To: Carl Glennon <carl.glennon@manchester.gov.uk>
Subject: Re: Discharge of conditions 13 and 14 - CDN/25/1028 - 166 Plymouth Grove Manchester M13 0AF

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Good morning Carl,

Thank you for your previous emails. Apologies for the delay in getting back to you.

I have received the attached email response from our acoustic engineer regarding the overheating scheme for 166 Plymouth Grove. Please review and let me know your thoughts.

It's not normal practice to have full mechanical designs completed at this stage of the project. This detailed work is usually undertaken by an M&E engineer at Stage 4 as part of the building regulation process. I'm hoping the information provided by our acoustic engineer will suffice for now.

If you do require full mechanical designs at this stage, could I please ask for an extension of time? With Christmas approaching, it will be difficult to appoint an M&E engineer until the new year. In this case, we would require until middle of February 2026 to prepare the full mechanical design.

Let me know your thoughts and if you have any questions.

I look forward to hearing from you soon.

Thanks,

Kind Regards,



Saghir Hussain

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On Tue, 9 Dec 2025 at 12:16, Carl Glennon <carl.glennon@manchester.gov.uk> wrote:

Hello Saghir,

Can you please provide a response to the following email?

The discharge of condition request is due to be determined on 17 December 2025 and condition 14 cannot be determined on the basis of the submitted details.

I look forward to hearing from you.

Regards,

Carl

Carl Glennon
Planning Officer,
Growth and Development Directorate,
Area Team,
Planning,
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Floor 6 Town Hall Extension,
PO Box 532,
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From: Carl Glennon <carl.glennon@manchester.gov.uk>

Sent: Tuesday, November 25, 2025 17:40

To: Saghir Hussain <saghir.hussain@createitstudios.co.uk>

Subject: Discharge of conditions 13 and 14 - CDN/25/1028 - 166 Plymouth Grove Manchester M13 0AF

Hello Saghir,

I write regarding the above discharge of condition request and to issue the following comments:

- i. Condition 13 (waste management) – The submitted details are satisfactory. Condition 13 can be discharged subject to the implementation of the development in accordance with these details.
- ii. Condition 14 (Noise) – Please confirm that your client wishes to discharge Part A of condition 14 only. As details relating to Part B have not been provided it will not be possible to fully discharge condition 14.

The Environmental Health Officer is generally satisfied with the details of the acoustic assessment in relation to the requirements of part A. A verification report will be required in relation to part B.

Notwithstanding the above, the Environmental Health Officer has sought clarification of the noise impacts of the proposed overheating scheme. It is noted that Appendix E (of the report) presents examples of potential mitigation. Please confirm the details of the mechanical ventilation and cooling systems that would be installed as part of the development. This should include its positioning and measures to secure acoustic insulation.

I look forward to hearing from you.

Regards,

Carl

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