

205 Stockport Road,
Altrincham,
Manchester,
WA15 7SW

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

Sent via the Planning Portal only

27th November 2025

Dear Sir / Madam,

112 Kenyon Lane, Manchester, M40 9DH

Hayley Knight Planning Limited, on behalf of Challenger Building Services Ltd, hereby apply to Manchester City Council for the discharge of conditions 7 and 18 further to the approval of application reference 138348/FO/2023 at 112 Kenyon Lane, Manchester.

This discharge of condition application comprises of the following, as submitted on the Planning Portal (reference PP-14522420):

- Application form;
- Condition 7- Drainage Layout Plan, reference 3500 D1A;
- Condition 7- Site Layout Indicating Flood Water Flow During An Exceedance Event Plan, reference 3500 D6;
- Condition 7- Revised Storm Hydraulic Calculations, which incorporate a restricted discharge flow of 2l/s to suit the reduction in flow into the drainage system and confirming no flooding during the 1 in 100year event + 45% for climate change;
- Condition 7- Hydro-Brake Technical Specification Sheet reference SHE-0061-2000-1500-2000;
- Condition 7- Hydro-Brake Hydraulic Characteristics Sheet reference SHE-0061-2000-1500-2000;
- Condition 7- Soil Infiltration Results. This extract is from the Ground Investigation report and includes the results of the percolation testing, which confirms that soakaways are not suitable to this development; and
- Condition 18- Hedgehog and Mammal Method Statement.

The Drainage Engineer for this stage of the development has confirmed that an oil separator is not required as



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with reference to the Environment Agency web site the car park is less than 800m², or 50 spaces, and doesn't discharge to an environmentally sensitive environment (open pond or similar).

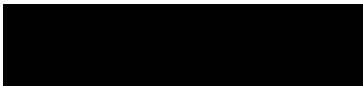
The requisite fee of £298.00 has been paid directly through the Planning Portal.

I trust the information submitted with the application is appropriate and can be registered and validated expeditiously. If there is anything further that we can assist with, please do not hesitate to contact me.

Yours sincerely,



Hayley Knight
Director, Hayley Knight Planning Limited



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