



Outlook

Re: CDN/25/1117- Site Of Former Day Nursery Longhurst Road

From Sue Wills <sue.wills@manchester.gov.uk>
Date Wed 7.1.26 8:13 AM
To Adam Collinge <Adam.collinge@bowker-sadler.co.uk>

Dear Adam,
In relation to the cycle store for the apartments, please could you confirm which wood type is proposed to be used . It is also recommended that the frame be coloured e.g. black , rather than being a galvanised finish.

Kind regards,

Sue Wills
Principal Planner
Development Management Areas
Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA
External Tel: 0161 234 4524
Internal extension 34524
Mobile 07788978633
Email: sue.wills@manchester.gov.uk
<http://www.manchester.gov.uk>

From: Adam Collinge <Adam.collinge@bowker-sadler.co.uk>
Sent: 06 January 2026 12:16 PM
To: Sue Wills <sue.wills@manchester.gov.uk>
Subject: RE: CDN/25/1117- Site Of Former Day Nursery Longhurst Road

ALERT This message originated outside of the Manchester City Council network. **BE CAUTIOUS** before clicking any links or opening any attachments. Please remember your Cyber Training and report anything suspicious.

REFERENCE EML-OUT/20-043/20260106-120206-476
Hi Sue

In regards to condition 7 please see our responses in red below.
Please feel free to get in touch if the highways officer requires any additional information.

Kind regards

Adam Collinge
Architect

Bowker Sadler



Hatherlow House, Hatherlow, Romiley, Stockport SK6 3DY

T: 0161 406 7333 www.bowker-sadler.co.uk



For and on Behalf of Bowker Sadler

Please do not print this email unless you need to.

Every effort is made to ensure that e-mails are virus free, Bowker Sadler Partnership cannot accept liability for any loss or damage resulting from software viruses therefore recipients should check all attachments prior to opening. The information contained in this document is private and confidential and may contain information that is privileged, the disclosure of which is prohibited by law. It is intended only for the use of the addressee and may not be disclosed, copied or used by any other person. If you have received it in error, please notify us immediately.

Bowker Sadler Partnerships e-mail system is subject to regular audits and the company reserves the right to delete any unauthorised, inappropriate or offensive material.

Bowker Sadler Architecture and Bowker Sadler are trading names of Bowker Sadler Partnership Ltd.

Bowker Sadler Partnership Ltd. Registered No. 1851192 England. VAT No. 388 3323 27

From: Sue Wills <sue.wills@manchester.gov.uk>

Sent: 23 December 2025 08:16

To: Adam Collinge <Adam.collinge@bowker-sadler.co.uk>

Subject: CDN/25/1117- Site Of Former Day Nursery Longhurst Road

Discharge of Conditions 7 (cycle store), 8a (travel plan), 9 a(EVC) and 16 (drainage maintenance) attached to Planning Permission referenced 136721/FO/2023.

Dear Adam,

I have just received comments from Highways officers, which are set out below for your information.

Condition 7 Cycle Storage

7) Prior to occupation of the development, finalised detailed elevational designs of the proposed cycle stores for the dwellinghouses and the apartments, in the locations shown on Proposed Site Plan - Ground Floor plan ref: 20 -043 -BSA- 1002 rev. P and Proposed Site Plan - First Floor plan ref: 20 -043 -BSA- 1003 rev. N, shall be submitted to and approved in writing by the City Council as local planning authority. The cycle stores shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation being brought into use and be retained thereafter.

For the houses, a Bowker Sadler a designed shed has been submitted. The design is titled 'Longhurst Road, Manchester 20-043', along with the drawing numbered 2118, titled Proposed Site Plan – Cycle Stores'. This is considered acceptable for the houses.

For the apartments cycle storage drawing 1.0 rev 00 has been submitted. This drawing seems to be a generic drawing that given the dimensions could not fit eight cycles in. The application is advised that further detail is required, to include the following:

- Location plan setting out the location of the cycle store/s Location of cycle stores indicated on drawing 2118 Proposed Site Plan – Cycle Stores. See site plan attached.

- Storage facility to accommodate eight cycles. Dimensions shown of the storage facility setting out the space for eight cycles. 4No. Sheffield cycle hoops to be provided as indicated on cycle store plan which can accommodate 2no. cycles each.
- Details of how the cycles are secured Individual cycles to be secured to Sheffield cycle hoops.
- Lighting detail No light to be provided.
- Security detail of the structure i.e. Does the door have a coded lock! Open fronted is not an option for the residents of the apartments. Ok for visitors. To be secured with a mechanical code lock.
- Details of the external fabric. To offer weather protection and security. Frame to be galvanised steel and to be clad in treated softwood.
- Details of how it will be maintained in the future. Great Places inhouse maintenance team to provide future maintenance to all cycle stores.

Condition 9 EVC

9) a) Finalised specifications of the electric charging points shown on Proposed Site Plan- Ground Floor plan ref: 20-043 -1002 rev. P shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development hereby approved.

b) Prior to occupation of the development any agreed mitigation measures shall be 136721/FO/2023 Page 6 of 16 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.

The site plan 20-043-2117 A confirms where the chargers will be placed. The technical data within an advert brochure sets out possibilities that one or all types will be included onsite. This information is not site specific. It is not specific enough as it could be Single phase or Three phase chargers. This needs to be made clear.

The details of the power cables supplying power to the chargers have also not been determined. The details of these cables need to be provided on a plan, setting out where the power will come from and whether ducting is used etc. It is considered that insufficient evidence has been provided to allow Highways to recommend Condition 9 for discharge.

Please can you address the matters raised .

Kind regards,

Sue Wills
Principal Planner
Development Management Areas
Planning
Growth and Development Directorate.
Manchester City Council
Floor 6 Town Hall Extension
Albert Square
P.O.BOX 532
M60 2LA
External Tel: 0161 234 4524
Internal extension 34524
Mobile 07788978633
Email: sue.wills@manchester.gov.uk
<http://www.manchester.gov.uk>

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the sender, or dpo@manchester.gov.uk, and then permanently delete the email, attachments and all copies.

The full text of the Council's email disclaimer is available at: www.manchester.gov.uk/emaildisclaimer.

Your personal data is very important to us. Please refer to our privacy notice at: www.manchester.gov.uk/privacy for further information.

This footnote also confirms that this email message has been swept for the presence of computer viruses.
