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Dear Planning Team

Re: 14 Wilton Road, Manchester, M8 4WQ
Planning Application for discharge of Conditions 3, 6, 7, 9, 10, 11, 12, 13a, 15, 20 and 23a relating to planning application Ref 140962/FO/2024

Background

Planning permission (**Ref 140962/FO/2024**) was granted on 10th July 2025 by Manchester City Council, providing for the following development:

“Erection of two No. 2 bed two storey dwellings with rear dormers following demolition of existing dwelling including landscaping and car parking.”

The application was approved subject to total of 24 planning conditions. We are instructed to apply to enable the discharge of the following conditions:

Condition 3 (External Materials)

Before the commencement of above ground construction works, samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter..

Reason

To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

It is confirmed as part of this application that the following materials will be used throughout the development, physical samples of which can be delivered to the Council upon request.

External Walling: Main elevations to be white render.
Bay Window Finish: Red brick with white gable detail and white soffit
Colouration and materials of windows: White UPVC
Roof tile material and colouration: Black roof tile
Front porch material: Timber

Condition 6 (Demolition and Construction Management Plan)

Prior to the commencement of the development hereby approved, a detailed demolition & construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- a) Display of an emergency contact number;*
- b) Details of wheel washing;*
- c) Compound locations where relevant;*
- d) Location, removal and recycling of waste;*
- e) Routing strategy and swept path analysis;*
- f) Parking of construction vehicles and staff, and*
- g) Measures to control noise and vibration.*

It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Reason

To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

Accordingly, please find enclosed a Demolition and Construction Management Plan prepared by Mialex in support of this submission.

Condition 7 (Refuse)

- a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.*
- b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.*

Reason

In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

Accordingly, please find enclosed a scheme for the storage and disposal of refuse including a site plan identifying the external bin storage location and detailed plan with individual bin and cycle store dimensions. The bin store specification itself can be found at: <https://www.summergardenbuildings.co.uk/products/garden-sheds/wheelie-bin-store-33008151.html>.

Also enclosed is a completed Waste Management Strategy Pro-Forma in order to provide complete reassurance on the management of waste in the development to the Local Authority.

Condition 8 (Car Parking Plan)

The car parking indicated on drawing referenced 2023/045-08 Rev A: Proposed Site Plan shall be surfaced, demarcated and made available for use before the development is occupied, in accordance with details to be submitted to and approved in writing by the City Council as local planning authority. The car parking spaces shall then be available at all times whilst the dwellings are occupied.

Reason

To ensure that there is adequate parking for the development proposed when the buildings are occupied, pursuant to saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester.

Accordingly, please find enclosed a site layout plan prepared in support of this application

Condition 9 (Surface Water Drainage Layout)

Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Evidence of drainage hierarchy adherence;
- Finalised surface water drainage layout including all components, levels and connectivity;
- Evidence of connection approval in principle, and
- Maintenance and management plan.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason

To ensure the installed Surface Water Drainage System is satisfactory and in accordance with the approved reports for the development site.

Accordingly, please find enclosed the Sustainable Drainage Strategy for the installed surface water drainage system prepared by Fernbrook.

Condition 10 (Highway Works)

Before the commencement of above ground construction works, details of highways works to Wilton Road that are required as part of the implementation of the development, for the avoidance of doubt, including.

Footway reinstatement on Wilton road and installation of dropped kerbs for driveway access from Wilton Road.

Shall be submitted to and approved in writing by the City Council as local planning authority. The development shall not be occupied until the works have been constructed in accordance with the approved details, which shall be maintained in situ at all times thereafter.

Reason

In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

Accordingly, please find enclosed the drawing Ref 2023/045-08 Rev A which sets out the required highways works that need to be completed prior to the occupation of the development including:

- Widening of existing dropped kerb vehicular access to the east;
- Creation of a new vehicular access to the immediate west, and
- Re-instatement of the kerb in between the two dropped accesses.

Full details of which will be provided by way of Section 278 agreement as necessary.

Condition 11 (Electric Vehicle Charging)

- Prior to commencement of the development, a scheme for electric vehicle charging 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, 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 Core Strategy.

Accordingly, the following is confirmed as part of this submission:

- All Electric Vehicle Charging Points (EVCP) will comply with BS EN 61851 or the latest equivalent standard;
- All EVCPs will have a minimum nominal output of 7kWh and benefit from a universal socket to allow 3 phase charging;
- As per the site plan (Ref 2023/045-08 Rev A) enclosed in support of this conditions application one EV charger per dwelling will be located within the off-road parking area to the front of the proposed development.

- Specific specifications of the EV chargers to be installed at the properties may be provided at the Local Authorities request.

Condition 12 (Cycle Storage)

Prior to the first occupation of the development hereby approved, details of the siting and appearance of arrangements for the storage of cycles shall be submitted to and approved in writing by the City Council and local planning authority. The approved details shall be fully implemented before occupation of the development and maintained in situ thereafter.

Reason

In the interests of residential amenity and to secure appropriate arrangements for the storage of cycles, pursuant to policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester.

Accordingly, please find enclosed a scheme for the secure covered storage of cycles including a site plan identifying the external cycle storage location and detailed plan with individual cycle and refuse store dimensions. The cycle store specification itself can be found at: <https://www.summergardenbuildings.co.uk/products/garden-sheds/metal-bike-store-shed-30008426.html>.

Condition 13a (Contamination)

Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

Reason

To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Accordingly, please find enclosed the Phase 1 Geoenvironmental Site Assessment prepared by E3P in support of the application.

Condition 15 (Secured by Design)

Before the commencement of above ground construction works, details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secured by design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details at all times thereafter.

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason

To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

Accordingly, please find enclosed a Secured By Design Application form and drawings package evidencing the applicant's commitment to securing the SBD award. This application form also details all the necessary actions which will be undertaken at the site to ensure the award may be achieved.

Condition 20 (Environmental Standards Statement)

Prior to above ground works commencing, an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency. The development shall only be implemented in accordance with the agreed measures.

Reason

In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework.

Accordingly, please find enclosed the Environmental Standards Statement prepared by Stroma in support of this application.

Condition 23a (Environmental Noise Impact Assessment)

Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Wilton Road and the trams shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night-time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- *Bedrooms (night-time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LMax,F by more than 10 times);*
- *Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq, and*
- *Gardens and terraces (daytime) 55 dB LAeq.*

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Reason

To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved UDP policy DC26.

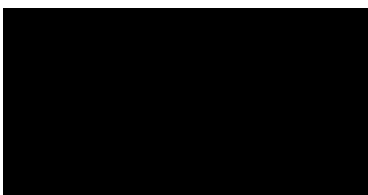
Accordingly, please find enclosed the Environmental Noise Impact Assessment prepared by Acoustic Design Technology in support of the application.

Next Steps

Against this background, the application for the proposed discharge of Conditions 3, 6, 7, 9, 10, 11, 12, 13a, 15, 20 and 23a are deemed to be in accordance with relevant planning policy and considered acceptable in planning terms.

As such, we look forward to confirmation of early validation and determination of the application.

Yours sincerely



Harry Johnson

MRTPI

MSc BSc

Senior Planner

