

FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0444
Your Ref: PP-14739712

Date: 26 February 2026

Dear Jennifer,

Application to Discharge Conditions 28 (Biodiversity Enhancements) of Planning Permission Reference 130514/VO/2021 - Land Bound By Kingsfold Avenue, Whitley Road And Winscombe Drive, Manchester

On behalf of our client, DEX Construction Group Limited ("the Applicant"), please find enclosed an application to discharge conditions associated with planning permission '130514/VO/2021' on land bound By Kingsfold Avenue, Whitley Road And Winscombe Drive, Manchester ("the site"). The planning permission was granted on 18 August 2021 for the following development at the site:

"City Council Development for the erection of 14 three storey dwellinghouses (Use Class C3a) and a four storey building comprising 16 residential apartments (Use Class C3a); highways improvements, including the formation of a new road, extension of Kingsfold Avenue including the formation of on-street car parking spaces, formation of new pavements and re-surfacing of existing roads; and associated car parking; cycle and refuse storage; landscaping; public realm; and infrastructure."

Conditions Proposed to be Discharged: 28 (Biodiversity Enhancement)

Condition 28 is worded as follows:

"Prior to the first occupation of the development hereby approved, details of the number, siting and appearance bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ."

The following documents have been submitted as part of this DOC application including:

Title	Author	Reference	Version
Biodiversity Enhancement Management Plan	TEP	11584.001	2.0

Summary of Conditions and Timing

The below table sets out a summary of each planning condition, its timing and a status update. This will be used as a 'live' tracker for all DOC applications going forward.

No.	Item	Timing	Status
1.	Three year commencement deadline.	-	No Further Action ("NFA")
2.	Compliance with approved plans.	-	NFA
3.	Programme of archaeological works	Pre-commencement	Discharged via CDN/23/0111 - NFA
4.	Vegetation clearance	Compliance	NFA
5.	5a – Local labour proposal	Pre-commencement	Discharged via CDN/23/0246 - NFA
	5b – Local labour outcome report	Within one month of construction completion	To be discharged
6.	SUDS Strategy	Pre-commencement	To be discharged
7.	7a – Site investigation and remediation strategy	Pre-commencement	Discharged via CDN/23/0105 - NFA
	7b – Remediation verification report	Prior to occupation	To be discharged
8.	Construction management plan	Pre-commencement	Discharged via CDN/23/0145 - NFA
9.	Material samples	Pre-commencement	To be discharged
10.	Compliance with window reveals and soffit plans	Compliance	NFA
11.	Boundary treatments	Prior to above ground works	Discharge is sought via PP-14739687
12.	Post construction environmental standards verification statement	Within a timescale agreed with MCC	To be discharged
13.	SUDS verification report	Prior to occupation	To be discharged
14.	14a – Hard and soft landscaping	Prior to occupation	Discharge is sought via PP-14739687
	14b – Implementation of hard and soft landscaping	Compliance	NFA
15.	15a – Plant and equipment details	Prior to occupation	To be discharged
	15b – Plant verification report	Prior to occupation	To be discharged
16.	16a – Noise scheme details	Prior to occupation	Discharged via CDN/23/0244 - NFA
	16b – Noise verification report	Prior to occupation	To be discharged
17.	Waste arrangements	Prior to above ground works	Discharged via CDN/23/0415 - NFA
18.	Lighting scheme	Prior to occupation	Discharge is sought via PP-14739687
19.	Lighting glare compliance	Compliance	NFA
20.	Secure by design accreditation	Prior to occupation	To be discharged
21.	Travel plan update	Within 6 months of occupation	To be discharged
22.	Compliance with car parking layout plans and implement	Prior to occupation	NFA
23.	Cycle store details	Prior to occupation	To be discharged
24.	Highways works and public realm scheme	Prior to first use	Discharged via CDN/24/0729 - NFA
25.	Use class restriction	Compliance	NFA
26.	Use class restriction	Compliance	NFA
27.	Apartment signage strategy	Prior to occupation	To be discharged

No.	Item	Timing	Status
28.	Bird and bat box scheme	Prior to occupation	Discharge is sought via this application
29.	Implementation of disabled access throughout the development	Compliance	NFA
30.	30a – EV charging point scheme	Prior to occupation	Discharged via CDN/24/0801 - NFA
	30b – Survey EV charging point usage	Reviewed annually / compliance	NFA
31.	Solar panel scheme for apartments	Prior to first use	To be discharged
32.	Drainage scheme for driveways and car parking areas	Prior to installation of these areas	To be discharged
33.	Removal of permitted development rights	Compliance	NFA
34.	Removal of permitted development rights	Compliance	NFA
35.	Removal of permitted development rights	Compliance	NFA

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal. We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,

Jamie Lynch
Consultant

For and on behalf of Asteer Planning LLP