

05 January 2026

Submitted via Planning Portal Ref. PP-14561466

Mr I. Jarvis
Manchester City Council,
P O Box 532,
Town Hall,
Manchester
M60 2LA

Dear Ian,

7 WILLIAM STREET, ARDWICK, MANCHESTER, M12 5FX

DISCHARGE OF CONDITION 3 (MAINTENANCE PLAN) OF PLANNING PERMISSION REF 143731/FO/2025

Please find enclosed an application on behalf of StoreBox Self Storage Limited, for the discharge of Condition 3 (Maintenance Plan) of planning permission ref. 143731/FO/2025 dated 8 December 2025 for the following development:

“Retention of containers for storage use (Use Class B8)”

This application submits details for approval pursuant to Condition 3 below:

“Notwithstanding the details shown on the approved drawings and documents, within three months, of the date of this permission a detailed landscape maintenance plan, shall be submitted to, and approved in writing by the City Council as Local Planning Authority. The content of the plan should include ongoing maintenance proposals for the maintenance of the planting/landscaping measures proposed, and the opportunity for the City Council, as Local Planning Authority, to require additional planting measures, if the planting provided does not provide an adequate level of site screening. The development shall then be maintained in accordance with these approved details.

Reason - To ensure that a satisfactory appearance, for the development, is maintained through its presence and operation on site, pursuant to policies SP1, EN9 and DM1 of Manchester's Core Strategy.”

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Turley is the trading name of Turley Associates Limited, a company (No. 2235387) registered in England & Wales. Registered office: 6 Atherton Street, Manchester, M3 3GS.

In accordance with the requirements of Condition 3, a Landscape Maintenance Plan has been prepared by James Lee Landscape Design. The plan spans a 60-month period following the completion of the approved landscape planting and sets out how it will enhance and maintain the tree planting. The plan provides guidance for the on-going maintenance of the tree planting and a programme to follow over the course of the first 5 years of their establishment. It is therefore considered that the submitted information is sufficient to fully discharge Condition 3.

Submission

I hereby provide the following as part of the application:

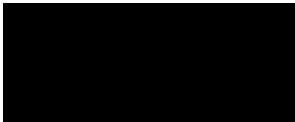
Pursuant to the above requirements, we hereby provide the following as part of the approval of details application:

- Application Form;
- Covering Letter (this document), prepared by Turley; and
- Landscape Maintenance Plan, prepared by James Lee Landscape Design.

A payment for the requisite planning application fee has been made via the Planning Portal.

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact [REDACTED] at this office.

Yours sincerely,



Sadhbh Murphy
Assistant Planner

