

Manchester City
Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Eden Planning
2 Post Office
Street
Altrincham
WA14 1QA

0161 820 2055
lowdown@edenplanning.co.uk
edenplanning.co.uk
OPN2854
12 March 2026

541 Wilbraham
Road - Discharge of
Condition 4A
attached to
144423/FO/2025

Dear Officer,

On behalf of Southway Housing Trust, Eden Planning & Development Ltd has prepared this letter to support an application for the approval of details reserved by the following condition attached to 144423/FO/2025 at 541 Wilbraham Road, Chorlton, M21 0AH.

- Condition 4a – Demolition Management Plan

The subject Discharge of Conditions application has been lodged via the Planning Portal (ref: PP-14703989). The application fee of £298, plus £85 service charge, has been paid via the Planning Portal.

Planning Permission

Planning Application ref: 144423/FO/2025 was approved 5th January 2026 for:

"Erection of a 3-storey building to provide 9 new apartments (Class C3), along with landscaping and associated works following demolition of all existing structures"

For completeness, a separate application has recently been submitted under Section 73 of the Town and Country Planning Act 1990 (ref: 145289/JO/2026) seeking the variation of Condition 3 (Specified Plans) and Condition 11 (Landscaping) attached to planning permission 144423/FO/2025, to allow for the removal of trees previously shown to be retained.

The S73 application relates solely to the proposed landscaping and approved plans and does not impact the demolition works or the content of the submitted Demolition Management Plan.

Should the Section 73 application be approved, the revised permission would be implemented accordingly, and the demolition works would continue to be undertaken in accordance with the principles and measures set out within the submitted Demolition Management Plan.

Condition 4a states:



"Prior to the commencement of demolition, a Demolition Management Plan outlining working practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, the Demolition Management Plan should include:

- Measures to control noise and vibrations;*
- Dust suppression measures;*
- Compound locations where relevant;*
- Location, removal and recycling of waste;*
- Details of an emergency contact telephone number;*
- Parking of construction vehicles; and*
- Sheeting over of demolition vehicles.*

The development shall only be carried out in accordance with the approved Demolition Management Plan."

To facilitate the discharge of this condition, please find enclosed the following for approval:

- C051 - Demolition Management Plan - Wilbraham Road
- Demolition Site Plan - Wilbraham Road

The supporting Demolition Management Plan (DMP) confirms that demolition will be undertaken in a phased and carefully managed manner, with appropriate mitigation measures implemented to control noise, dust, vibration and traffic movements. The plan also outlines procedures for waste management, material handling and site logistics, ensuring that the works are carried out responsibly and in accordance with relevant regulations and best practice.

This is supported by the Demolition Site Plan, which identifies the building and fencing to be removed, as well as the location of site welfare facilities, the vehicular access point, widened site access gates and the skip loading point. Owing to the limited size of the site, there is no intention for construction vehicles to be parked within the site.

Full details of the demolition methodology, site management procedures and mitigation measures are provided within the accompanying Demolition Management Plan document (ref: C0XX – Planning Demolition Statement).

Summary

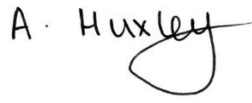
We trust that the information is sufficient to discharge Condition 4a (Demolition Management Plan) attached to 144423/FO/2025.



E D E N

Should you require any further information, please do get in contact with us.

Yours sincerely,

A handwritten signature in black ink that reads "A. Huxley". The signature is written in a cursive style with a large, looping flourish at the end.

Alice Huxley MRTPI

SENIOR PLANNER



Eden Planning and Development Ltd

Registered address: 2 Post Office Street, Altrincham, WA14 1QA

Company registered in England and Wales number: 8687533

VAT number: 189652454