ASTEER PLANNING
3rd Floor Calico
53-55 Mosley Street
Manchester
M2 3HQ

T +44 (0)7305 393759
E georgina.blackburn@asteerplanning.com
www.asteerplanning.com

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

Our Ref: 0444
Your Ref: PP-14906585

Date: 3 May 2026

Dear Jennifer,

Application to Discharge Condition 16 (Part b) (Noise Verification) 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: 16 (Part b) (Noise Verification) is worded as follows:

> *"(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition. Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."*

Asteer Planning. Copyright 2021. Registered in England and Wales number OC436575.
Registered office, c/o Summit Chartered Accountants, M.01, Tomorrow, MediaCityUK, M50 2AB

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

Title	Author	Reference	Version
Post Completion Testing	ADT	ADT 3447/PCT4	-

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	Discharged via CDN/26/0216 - NFA
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	Discharged via CDN/26/0216 - NFA
	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	Discharge is sought via this application
17.	Waste arrangements	Prior to above ground works	Discharged via CDN/23/0415 - NFA
18.	Lighting scheme	Prior to occupation	Discharged via CDN/26/0216 - NFA
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

No.	Item	Timing	Status
25.	Use class restriction	Compliance	NFA
26.	Use class restriction	Compliance	NFA
27.	**Apartment signage strategy**	**Prior to occupation**	**To be discharged**
28.	Bird and bat box scheme	Prior to occupation	Discharged via CDN/26/0216 - NFA
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

