05/06/2026

Our Ref: 2026.004

George Bissett MRTPI
The Courtyard
69 Ashfield Road
Altrincham
WA15 9QN

Planning
Growth and Development
Manchester City Council
P O Box 532
Manchester
M60 2LA

To whom it may concern

RE: S.73 APPLICATION FOR REMOVAL/VARIATION OF PLANNING CONDITIONS PREVIOUSLY ATTACHED TO CONSENT REF. 131045/FO/2021 AT FORMER WHITEHOUSE CLUB, MIDDLETON ROAD, MANCHESTER, M8 4JZ

This Covering Letter has been prepared on behalf of the applicant, Wain Homes (North West) Limited, to support the submission of an application under Section 73 of the Town and Country Planning Act 1990 (as amended).

The application seeks to amend Conditions 2 and 3 and remove Condition 10 of planning consent ref. 131045/FO/2021 which granted consent for:

Erection of a three storey building to for 24 apartments (Use Class C3a) together with erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works

The variations and removal are sought to facilitate amendments to the approved layout and housetypes.

The application also seeks to discharge (by virtue of amending the condition wording) the following Conditions in relation to the Housing Phase of the development:

- 5a – Local Labour Agreement
- 6 – Surface Water Drainage
- 7a – Ground Conditions
- 8 – Construction Management Plan
- 9 – External Materials
- 11 – Boundary Treatments
- 14 – Hard and Soft Landscaping
- 17 – Waste Stores

The requisite planning application fee (£2,076.00) has been paid via the Planning Portal (ref. PP-14990816).

The application is supported by a suite of architectural and engineering plans and drawings, summarised in the below table.

Plan	Reference	Prepared by
Landscape Proposals	7900.01	TBA
Proposed Highway Setting Out	8755-02	Coopers
Proposed Highway Layout	8755-03	Coopers
Proposed Highway and Drainage Longsections	8755-04	Coopers
Highway Construction Details	8755-05	Coopers
Proposed Construction Finishes	8755-06	Coopers
S38 Agreement Plan	875507	Coopers
External Works Layout	8755-08	Coopers
Vehicle Tracking	8755-18	Coopers
Engineering Layout	8755-PL01	Coopers
House Type Pack	WH-001-NW-A-100-P1	Wain Homes
Location Plan	WH-001-NW-A-400-P1	Wain Homes
Proposed Site Plan	WH-001-NW-A-401-P6	Wain Homes
Boundary Treatment Plan	WH-001-NW-A-402-P1	Wain Homes
Boundary Treatment Details	WH-001-NW-A-403-P1	Wain Homes
Materials and Hard Surfaces Plan	WH-001-NW-A-404-P1	Wain Homes
Phasing Plan	WH-001-NW-A-420-P1	Wain Homes

Table 1: Submitted Drawings

The application is also supported by the following documents:

- Design and Access Statement Addendum, prepared by Wain Homes;
- Energy and Sustainability Statement, prepared by AES Sustainability;
- Carbon and Energy Proforma, prepared by AES Sustainability;
- Local Labour Agreement, prepared by Wain Homes;
- Construction Management Plan, prepared by Wain Homes; and
- Planning Statement, prepared by Enabl.

We trust that you have all the information required to validate this householder application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



George Bissett MRTPI
Senior Planner
Enabl