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FAO Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
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M60 2LA

Our Ref: 0444
Your Ref: PP-14984039

Date: 4th June 2026

Submitted via the Planning Portal (Ref: PP-14984039)

Dear Jennifer,

Application to Discharge Condition 32 (Drainage Scheme for Driveways and Car Parking Areas) 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 Condition 32 of planning permission reference 130514/VO/2021 at Land Bound by Kingsfold Avenue, Whitley Road and Winscombe Drive, Manchester ("the site").

Planning permission was granted on the 18th 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."*

This application is accompanied by the following information:

- This Covering Letter;
- Completed Application Form;
- Relevant Application Fee of £400.00 (including VAT and Planning Portal administration fee) paid via the Planning Portal;
- Drainage Layout prepared by Edge Consulting Engineers (Document Reference: 221625-EDGE-STH-XX-DR-C-2001 Rev P03); and,
- Plot Drainage prepared by Edge Consulting Engineers (Document Reference:221625-EDGE-STH-CC-DR-C-2003 Rev C02).

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Condition 32 (Drainage Scheme for Driveways and Car Parking Areas)

Condition 32 is worded as follows:

> *"Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in situ thereafter.*
>
> *Reason - To prevent the increased risk of flooding, improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN17 of the Core Strategy."*

The following information has been submitted to discharge Condition 32 on Land Bound by Kingsfold Avenue, Whitley Road and Wiscombe Drive, Manchester, approved by application 130514/VO/2021:

- Drainage Layout prepared by Edge Consulting Engineers (Document Reference: 221625-EDGE-STH-XX-DR-C-2001 Rev P03); and,
- Plot Drainage prepared by Edge Consulting Engineers (Document Reference:221625-EDGE-STH-CC-DR-C-2003 Rev C02).

I 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,

[redacted]

Jasmine Swanborough
Planner

[redacted]