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FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
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Manchester
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Our Ref: 0444
Your Ref: PP-15004721

Date: 11 June 2026

Dear Jennifer,

Application to Discharge Condition 23 (Cycle Store) 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: 23 (Cycle Store) is worded as follows:

> *"Prior to the first occupation of the development hereby approved, the cycle spaces for the apartments shall be implemented and made available in accordance with drawing 8871-BA-SC-00-DR-A-(04)450 stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021.*
>
> *Prior to the first occupation of the dwellings, the siting, scale and appearance of a suitable cycle store for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.*
>
> *The cycle spaces shall be retained and maintained for as long as the development remains in use."*

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

Title	Author	Reference	Version
Cycle Store Statement	DEX	-	-

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**	**Submitted – awaiting determination (OTH-2026-000375)**
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**	**Submitted – awaiting validation.**
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

No.	Item	Timing	Status
23.	**Cycle store details**	**Prior to occupation**	**Discharge is sought via this application**
24.	Highways works and public realm scheme	Prior to first use	Discharged via CDN/24/0729 - NFA
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**	**Submitted – awaiting validation.**
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 £400 (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
Consultant
[redacted]
For and on behalf of Asteer Planning LLP