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

Our Ref: 0444
Your Ref: PP-15035221

Date: 24 June 2026

Dear Jennifer,

Application to Discharge Condition 6 (SUDS) and Partially Discharge Condition 20 (SBD) 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

Condition 6 (SUDS): Full Discharge

Condition 6 is worded as follows:

> *"6) Notwithstanding the Flood Risk Assessment prepared by Civic Engineers stamped as received by the City Council, as Local Planning Authority, 21 May 2021, (a) the development shall not commence until a scheme for the drainage of surface water for the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:*
> *A finalised drainage layout showing all inlets, components, discharge points, levels and connectivity which shall be consistent with the General Arrangement layout.*
> *o Maximised integration of green SuDS components and interception components*

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where feasible.
o Progression down drainage hierarchy shall be evidence-based. Infiltration feasibility shall be appraised presenting Phase 2 Ground Investigation results including contamination, groundwater levels, and mining.
o Maximised use of permeable surfacing where feasible with consideration for Phase 2 Ground Investigation results.
o Details of surface water attenuation that offers a reduction in surface water runoff which shall comprise greenfield rates for predevelopment greenfield area and 50% betterment of the 1:1 year brownfield rates for predevelopment brownfield area.
o Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same event, but never to exceed the runoff volume from the development site prior to redevelopment;
o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building;
o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.
o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
o Hydraulic calculation of the proposed drainage system;
o Construction details of flow control and all SuDS components.
o Further information on Highway drainage strategy shall be provided.
(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale."

The following documents have been submitted as part of this application to discharge condition 6 including:

Title	Author	Reference	Version
Drainage Layout	EDGE	221625-EDGE-STH-XX-DR-C-2001	P05
Catchment Analysis	EDGE	221625-EDGE-STH-XX-DR-C-2002	P04
Longitudinal Sections	EDGE	221625-EDGE-STH-XX-DR-C-2111	P04
Manhole Schedules	EDGE	221625-EDGE-STH-XX-DR-C-2201	P04
Microdrainage calculations (2 year)	EDGE	23/10/2014	-
Microdrainage calculations (30 year)	EDGE	23/10/2014	-
Correspondence with United Utilities	-	22/11/2024	-

Condition 20 (SBD): Partial Discharge (houses only)

Condition 20 is worded as follows:

> *"20) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (version A) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 21 May 2021. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation."*

The following documents have been submitted as part of this application to partially discharge condition 20 including:

Title	Author	Reference	Version
Secure by Design Certificate	Greater Manchester Police	22 June 2026	-

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**	**Submitted as part of this application**
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**	**Submitted – awaiting validation.**
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**

No.	Item	Timing	Status
	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**	**Submitted as part of this application (houses only)**
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**	**Submitted – awaiting validation.**
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