Paul Butler Associates
Planning, Development & Heritage Consultants

22 July 2026

Mrs Julie Roscoe
Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

26.2254/c3

Dear Mrs Roscoe,

Application for Approval of Details Reserved by Condition

142311/FO/2025 - Erection of up to 66 no. dwellings (53 no. dwellinghouses and 13 no. apartments – (Class C3) with associated access, car parking, infrastructure and landscaping

On behalf of our client Views (Holdings) Ltd, we are pleased to submit this application for the 'Approval of Details Reserved by Condition'. The application relates to the discharge of condition 26 attached to Planning Permission 142311/FO/2025. We are eager to discharge this condition as soon as possible to allow coordination with other elements of the detailed design to progress.

This letter sets out the wording of the condition for which 'discharge' is sought, together with an overview of the information submitted in response.

Condition 26 – Traffic Calming Measures

Condition 26 states:

> *'Prior to occupation of the development hereby approved,* ***full details of traffic calming measures*** *within the 'traffic calming study area' on Mauldeth Road, as indicated on drawing referenced A815_P_100L, received by the City Council as Local Planning Authority on 7 October 2025 shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed in writing by the City Council as Local Planning Authority.*
>
> *Reason - In the interests of highway safety and residential amenity, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy and policies JP-C4 and JP-C6 of the Places for Everyone Joint Development Plan'.*

Response:

Following a meeting between the applicant, highway consultant and Manchester City Council (MCC) highways officers on the 2nd July 2026, the highway consultant for the applicant has prepared drawing CBO-0872-007 SKETCH which shows the scheme comprising two sets of speed cushions in the traffic calming study area. The principles of this were discussed with MCC highways officers during a Teams call on 2nd July 2026.

The forward visibility splay has been marked on the drawing, for the western set of speed cushions from the A34 traffic signals, based on the topographical plan and as annotated on the sketch.

The speed cushions to be implemented are based on the submitted MCC drawing C15 Rev C 'Insitu Speed Cushions'.

Once condition 26 is approved, a full pack of all off-site highways works will be prepared and submitted to satisfy condition 25. The highways works associated with condition 25 include:

- Resurfacing of the footway and reinstatement of any vehicle crossovers along Kingsway and Mauldeth Road, where the footway adjoins the site.
- The provision of tactile paving and dropped kerbs to the site access points.
- The widening of the footway along Mauldeth Road as detailed with the application submission.
- The provision of Traffic Regulation Orders (TROs) along the internal access road and junction with Mauldeth Road along with the adoption of a 20mph speed limit.

The following drawings have been submitted as part of this submission:

- CBO-0872-007 SKETCH
- C15 Rev C 'Insitu Speed Cushions'.

Alongside this letter, the completed condition discharge application forms have been submitted, and payment of the condition discharge application fee (£309) has been made via the Planning Portal.

If you require any further information in order to determine the application, please do not hesitate to get in touch.

Yours sincerely



Ralph Taylor BSc. MPLAN MRTPI
Director