P24-1740_L011v1_PL_MAN_JK

17 July 2026

FAO Sue Wills
Planning
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Sent via the Planning Portal only

Dear Sue,

Discharge of Conditions 3, 14a and 18 relating to application 143085/FO/2025
Land at Hinchley Road, Manchester, M9 7FG

On behalf of our client, Miller Homes, we hereby submit information in pursuit of discharging Conditions 3, 14a and 18 of planning permission 143085/FO/2025 which relates to:

'Erection of 106 no. residential dwellings (C3 Use Class) with associated access, landscaping, parking and other works'.

The application has been submitted via the Planning Portal (PP15092571) and includes the following information:

- Application form
- Application fee
- Cover Letter (this letter)
- Condition 3 information:
    - Construction Environmental Management Plan (Rev G)
    - Route of Build – Sheet 1 of 3 (ref: HR-ROB-01 Rev D)
    - Route of Build – Sheet 2 of 3 (ref: HR-ROB-02)
    - Route of Build – Sheet 3 of 3 (ref: HR-ROB-03)
    - Dilapidation Survey (ref: BWJ/260251/TN01 Rev 00)

- Condition 14 information
    - House Type Spec Summary
    - Vaillant aro THERM Plus Datasheet
- Condition 18 information
    - Drainage Maintenance Schedule (ref: 110315-PEF-XX-XX-RP-D-0001 rev P01)

Conditions

Condition 3 states:

'Notwithstanding the content of the Construction Environmental Management and Demolition Plan rev.C, and prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

o Phasing and quantification / classification of vehicular activity.

o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.

o Consideration of ongoing construction works and contractor parking in the locality.

o Details of the location and arrangements for contractor parking;

o Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;

o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

o Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).'

The previous discharge of condition application for Condition 3 was refused, with the decision notice requesting the following information:

- Expected vehicle movements (including HGVs and staff vehicles)
- Clarify traffic generation across key construction phases
- Confirmation that the banksman/traffic marshal will be in place for all deliveries across the working day, not just peak times.

The revised CEMP confirms expected vehicle movements per week are approximately 40-50 staff vehicles and approximately 10-12 HGVs. It also confirms a banksman/traffic marshal will be in place for all deliveries.

In terms of traffic generation across key construction phases, it is considered that the vehicle movements provided above confirms the likely traffic generation across the key construction phases of the construction period. As such, we consider the level of detail provided in the revised CEMP to be sufficient for the purposes of fully discharging Condition 3.

Condition 14 states:

'a) Externally mounted ancillary plant, equipment and servicing or louvres and plant associated with or located behind any louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26. '

The previous refusal for Condition 14a stated the following:

'It is considered that insufficient information has been provided for consideration to enable condition no.14a to be discharged. The acoustic report submitted relates only to internal noise levels for the dwellings, which is not considered to be sufficient to enable the discharge condition 14.'

The previous information submitted included information relating the ASHP's to be installed to each property, including the product specification and datasheet. These are standard household plant items, and Miller Homes are not providing any further plant equipment on the site.

Part b) of the Condition will be discharged upon receipt of the verification report as the scheme is built out. As such, it is considered that Condition 14a can be discharged.

Condition 18 states:

'No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

• Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;

• As built construction drawings if different from design construction drawings;

• Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.'

The decision for Condition 18 stated the following:

'Condition 18 (a pre-occupation condition) cannot be discharged until Condition 17 which is rated to the submission of a surface water drainage scheme has been approved.

As condition no.17 is not discharged at this time, Condition 18 cannot be recommended for partial discharge in this instance, as the management and maintenance plan may need to change depending on the components of the eventual approved and installed surface water drainage system.'

Condition 17 in relation to surface water drainage, has now been approved. The submitted drainage maintenance schedule is based off the details submitted and approved under Condition 17. As such, it is now considered that Condition 18 can be discharged based off this version of the drainage maintenance schedule.

Conclusion

It is our view that the information submitted fully addresses the requirements of Conditions 3, 14a and 18.

I trust this information is sufficient and would appreciate if you could confirm receipt and validation of the application. Should you have any further questions, please contact me using the details provided below.

Yours sincerely,

