KELLEN HOMES

Sue Wills
Planning and Regeneration
Town Hall Extension
Mount Street
Manchester

21st August, 2026

Delivered via Planning Portal
Ref: PP-15175848

Dear Sue,

Re: Condition 43e in relation to plots 45-55, 58-60, 62-87, 97-101, 110-112, 124-127, 129, 161-171, 181-184, 189-193, 195-199, 201-216 and 223-263 of Mount Road.

The intention of this covering letter is to provide clarification to officers in relation to the information submitted to partially discharge condition 43e against the relevant plots listed above. The full wording of condition 43 has been provided below for context:

"a) Each phase of the residential development shall be implemented in full accordance with the measures set out in Energy & Sustainability statement date May 2024.

b) Prior to above ground works of the apartments, finalised details of the energy and sustainability measures shall be submitted to and approved in writing by the Local Planning Authority. The apartments shall be implemented in accordance with the agreed measures.

c) Prior to above ground works , finalised details of the energy and sustainability measures for the Youth Sport and Community Hub building shall be submitted to and approved in writing by the Local Planning Authority. The Youth, Sport and Community Hub shall be implemented in accordance with the agreed measures.

d) A post construction review certificate/statement shall be submitted for approval for the Youth, Sport and Community Hub and the Apartments within a timescale that has been previously agreed in writing for that phase of development.

e) A post construction review certificate/statement shall be submitted for approval for the dwellinghouses within a timescale that has been previously agreed in writing for each phase of development.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework."

A post construction review has been undertaken by L&F solutions and this review confirms that plots 45-55, 58-60, 62-87, 97-101, 110-112, 124-127, 129, 161-171, 181-184, 189-193, 195-199, 201-216 and 223-263 have been constructed in accordance with the energy statement satisfying part e of condition 43.

Kellen holds the view that the information provided is satisfactory to recommend discharge of condition 43e in relation to plots 45-55, 58-60, 62-87, 97-101, 110-112, 124-127, 129, 161-171, 181-184, 189-193, 195-199, 201-216 and 223-263 on Mount Road. However should officers have any queries on our submission, please inform Kellen at your earliest convenience.

Kind Regards,

George Ruffley

Land and Planning Assistant

[redacted]