BRAMHALL
TOWN PLANNING

OUR REF: 267/CC

28th July 2026

Manchester City Council

Planning Department

PO Box

Via the Planning Portal only PP-15058837

Dear Sir/Madam,

DISCHARGE OF CONDITION SUBMISSION: THE FORMER GROVE PUBLIC HOUSE, 1515 ASHTON OLD ROAD, MANCHESTER M11 1GR

PLANNING PERMISSION REFERENCE: 133433/FO/2022

PLANNING PORTAL REFERENCE: PP-15058837

I am formally instructed by KMM Homes Ltd to seek the discharge of a planning condition 22b) at the former The Grove Public House, 1515 Ashton Old Road, Manchester M11 1GR.

The planning permission approves the proposed demolition of existing buildings and construction of three dwellinghouses (Use Class C3), including access and landscaping and associated infrastructure subject to compliance with the planning conditions imposed.

This submission seeks approval of matters in relation to condition 22. Specifically in relation to Part b) as condition 22 a) was agreed and discharged by the Local Planning Authority under submission reference CDN/22/0610.

Condition 22b) states:

"*b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall*

detailed along with any measures required to ensure compliance with the internal noise criteria."

The following information is provided in support of the application:

- Residential Validation Noise Assessment
- KMM Homes Letter of confirmation 28.07.26
- Appendix to KMM Homes Letter of 28.07.26

The discharge of condition fee of £400 (including admin fee) has been paid directly via the Planning Portal payment system.

Should you have any queries whatsoever, please do get in touch with me directly. We look forward to working proactively and positively with officers during the determination of this condition discharge.

Yours faithfully,

[redacted]

CAROL CLARKE

Planning Director

Enc As above

Cc AM McGarr