KELLEN HOMES

Sue Wills,
Planning and Regeneration
Town Hall Extension
Mount Street
Manchester

2nd September 2026

Delivered via the Planning Portal ref: PP-15199675

Dear Sue,

Re: Mount Road Condition 14c (Phase 2)

The intention of this covering letter is to provide officers with an overview of our submission to address the requirements of condition 14c following approval ref: 142998/JO/2025. For completeness a summary of the planning history associated with condition 14c has been provided below. A previous application was submitted under application ref: CDN/26/0286. This application was withdrawn due to in sufficient information.

On the 21st May, 2026 application ref OTH-2026-000456 was submitted to discharge condition 14c in relation to phase 1 of our development on Mount Road. This application was approved on the 21st July, 2026 and included the following plans:

- 18-062- V5- Garden Validation Letter Plots 36, 40, 44, 48 - Dec 2025
- 18-062- V6- Garden Validation Letter Plots 52, 56, 59 - Dec 2025
- 18-062- V7- Garden Validation Letter Plots 64, 68, 71, 188, 190, 194, 258, 262, 266 - Dec 2025
- 18-062-V1-2 - Garden Validation Letter Plots 92-101 - Jan 2026
- 18-062-V3-2 - Garden Validation Letter Plots 4, 8, 12, 16, 20, 24, 28 and 32 - Jan 2026
- 18-062-V4-2 - Garden Validation Letter Plots 76, 80, 82, 84, 88, 178, 182 - Jan 2026
- 18-062-V8-2 - Garden Validation Letter Plots 218, 222, 254
- 18-062-V9 - Garden Validation Letter Plots 198, 202, 226, 229, 235, 238
- 18-062-V10 - Garden Validation Letter Plots 158,162, 206, 210, 214, 234
- 18-062-V11 - Garden Validation Letter Plot 246-249 - May 2026
- 18-062-V22 - Garden Validation Letter Plots 104, 105 and 109 - July 2025

The following plots are contained within phase 1 which has been discharged under approval ref: OTH-2026-000456 1-44, 61, 88-95, 102-109, 175-180, 217-220 and 264-267. The testing regime has been incisive on site and some of the reports submitted to discharge phase 1 contain plots that are within phase 2. The following garden validations have been submitted in respect of this application to discharge phase 2.

- 18 062 V11 Garden Validation Letter Plot 246 249 May 2026
- 18062 V4 2 Garden Validation Letter Plots 76 80 82 84 88 178 182 Jan 2026
- 18062 V5 Garden Validation Letter Plots 36 40 44 48 Dec 2025
- 18-062-V16 - Garden Validation Letter Plots 121, 130, 134, 150
- 18-062-V15 - Garden Validation Letter Plots 113, 117, 154, 170, 174
- 18-062-V14 - Garden Validation Letter Plots 125, 138, 242

- 18-062-V13 - Garden Validation Letter Plots 142 and 146
- 18-062-V12 - Garden Validation Letter - Plot 166 - May 2026
- 18-062-V11 - Garden Validation Letter Plot 246-249 - May 2026
- 18-062-V9 - Garden Validation Letter Plots 198,202,226,229,235,238
- 18-062-V8-2 - Garden Validation Letter Plots 218, 222, 254
- 18-062-V10 - Garden Validation Letter Plots 158,162, 206, 210, 214, 234
- 18-062-V4-2 - Garden Validation Letter Plots 76, 80, 82, 84, 88, 178, 182 - Jan 2026
- 18-062-V1-2 - Garden Validation Letter Plots 92-101 - Jan 2026
- 18-062- V5- Garden Validation Letter Plots 36, 40, 44, 48 - Dec 2025
- 18-062- V6- Garden Validation Letter Plots 52, 56, 59 - Dec 2025
- 18-062- V7- Garden Validation Letter Plots 64, 68, 71, 188, 190, 194, 258, 262, 266 - Dec 2025

If any further information is required to recommend discharge of condition 14c, please inform Kellen at your earliest convenience and we will provide a comprehensive response that addresses queries raised by officers.

Kind Regards,

George Ruffley

Land and Planning Assistant

[redacted]