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10 September 2026

Dear Sir/Madam,

Discharge of Conditions pursuant to Planning Approval ref. 143777/FO/2025 at Land Between Junctions Moss Lane East and Barnhill Street, Princess Road, Manchester, M14 4TE

We write to submit an application on behalf of Moss Care St. Vincent Housing Group Limited to discharge Conditions 8, 22a, 23a, 25, 27 and 31 attached to planning permission reference 143777/FO/2025 dated 21st November 2025, which approved the following development:

"Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works".

We set out in Table 1 below the Conditions and associated information submitted to formally discharge them. The information has been produced to respond directly to the requirements of specified conditions.

Condition No.	Requirement	Information Submitted
8	Prior to the commencement of the development hereby approved, other than enabling works, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include: • Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.	A drainage report (ref. C1876/RBG/2026127) has been prepared by SGI to satisfy the requirements of condition 8, and provides details of: •Proposed Surface Water Drainage and Layout; •Hydraulic Calculations; •Surface Water Exeecdance Plan; •Flow Control and SuDS Construction Details; •CCTV Drainage Survey; •United Utilities Correspondence; and •Easement Plan

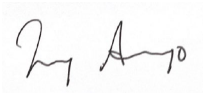
Condition No.	Requirement	Information Submitted
	• Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates. • A finalised drainage layout showing all components, outfalls, levels and connectivity. • Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change. • A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements). • Construction details of flow control and SuDS elements. • A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.	
22a	Notwithstanding the Noise report submitted with the application, prior to any above ground works a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against any external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.	An Acoustic Design Review has been prepared by Azymuth Acoustics UK which sets out the required glazing performance for the Princess Road, Moss Lane East and other elevations, and confirms that the proposed glazing specifications are compliant. The report also sets out the ventilation strategy, including System 4 MVHR with a boost function for dwellings facing Princess Road and Moss Lane East, with windows closed at night, and System 4 MVHR or System 3 with acoustically rated vents for dwellings facing

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	The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation): - Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times) - Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme	former Barnhill Street, which when paired with the proposed glazing, achieves the internal noise level targets. The report also considers overheating and confirms that boosted mechanical ventilation will be used on the worst-affected elevations.
23a	Notwithstanding the Noise report submitted with the application. Externally mounted ancillary plant, equipment and servicing 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.	A Plant Noise Assessment Report has been prepared by Azymuth. The report confirms that no externally mounted mechanical and electrical (M&E) plant has been identified as a noise source, with all plants located internally within the buildings. It notes that the plant rooms and generator room are likely to include louvred doors and/or atmosphere connections and therefore sets external noise limits for these areas. The assessment also provides noise limits for the plant rooms and generator and identifies mitigation, including a minimum 15 dB attenuation package for the generator.
25	No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.	An Ecological Mitigation, Enhancement and Management Plan (EMEMP) has been prepared by Arbtech. The EMEMP states that vegetation clearance and other activities will be undertaken outside the core nesting period of 1 March to 31 August. If this timeframe cannot be avoided, a nesting bird check of the vegetation will be undertaken within 48 hours prior to the commencement of work. Active nests will be retained with a species-appropriate buffer until the young have fledged, and a watching brief will be undertaken during clearance.

Condition No.	Requirement	Information Submitted
27	Prior to the commencement of development (including enabling works, ground works and vegetation clearance), a reasonable avoidance measures method statement for birds, badgers, bats, common amphibians, hedgehogs and small mammals covering the site clearance and construction phases of the development shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved measures.	The EMEMP includes measures for birds, badgers, bats, common amphibians, hedgehogs and small mammals. These include checks for nesting birds and protection of active nests; use of the appropriate Natural England licence or agreed mitigation where the identified common pipistrelle roost is directly affected; daily checks for reptiles and amphibians, including measures for open trenches and stored materials; and checks for badgers, hedgehogs and other mammals before works begin.
31	Prior to first occupation of the development hereby approved and in addition to biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.	The EMEMP proposes 6 integrated bat boxes within the façades of the new buildings, positioned 3 to 5 metres above ground level, together with 2 integrated house sparrow nest boxes positioned at around 3 metres above ground level. The report also recommends annual inspections for the first five years, with boxes replaced where they are damaged, removed or have fallen from their recommended location.

I trust that the submitted information is sufficient to discharge the conditions and we look forward to discussing this further with you.

Yours sincerely



Tracy Awanyo
Planner