18/09/2026
2141-2-STATUTORY-PLANNING-Conditions Cover Letter_02

ONLINE ONLY

Project Name:	**Plot C.2 – The Birtles**
Project No:	**18702 (internal ref; 2141-2)**
Subject:	**Planning Conditions for 144669/FO/2025**
Date:	**18.09.2026**

Please find attached relevant supporting information to discharge pre-commencement and prior to above ground planning conditions for approved application number;144669/FO/2025.

- Pre-commencement

    - Condition 6 – Risk Assessment / Road Safety Audit
        - *Condition 6 - 610-2026-161-01 Rev 1 C2 The Birtles Wythenshawe Stage 1 RSA Report*
        - *Condition 6 - 087688-CUR-XX-XX-T-TP-00010-P01_RSA Response*

    - Condition 10a – Preliminary Risk Assessment, Ground Contamination
        - *Condition 10a - 51143-CIV-02-XX-R-G-1002 C02*
        - *Condition 10a -51143-CIV-01-XX-R-G-1002 C01*

    - Condition 31 – Bird Hazard Management Plan
        - *Condition 31 - 554290re30Jul26_FV01_BHMP*

- Prior to Above Ground

    - Condition 30 – Covered Cycle Store
        - *Condition 30 - 18702-FCB-AB-GF-D-A-4231_Cycle Store Layout-P01*

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