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FAO: Steven McCoombe

Planning Department
Manchester City Council
PO Box 532
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M60 2LA

DATE: 15th September 2026
Our Ref: 22114/DOC/03

Dear Steven,

RE: APPLICATION FOR THE DISCHARGE OF PLANNING CONDITIONS ASSOCIATED WITH APPLICATION REFERENCE 143655/JO/2025 – FORMER MANCHESTER ISLAMIC HIGH SCHOOL FOR GIRLS, 55 HIGH LANE MANCHESTER M21 9FA

I write on behalf of the applicant Short Construction Ltd (C/O Cube Homes Limited), with an application for the discharge of planning conditions 4, 9, 12, 13, 17 & 19 associated with planning permission ref: 143655/JO/2025.

This supporting cover letter, associated documents, and the requisite application form have been submitted online via the Planning Portal under reference PP- 15179132. The application fee has also been paid online.

CONDITION 4 (Boundary Treatments)

It is proposed that the boundary treatment along the Acres Road frontage will comprise of hedgerow, as shown on the Boundary Treatment Layout, drawing 22114_03_D. The proposed hedgerow will provide an appropriate soft boundary treatment to the development and maintain an attractive frontage to Acres Road, in accordance with the approved Landscape Layout, Drawing 348-LST-XX-XX-DR-L-0101-P04. No railings are proposed along the Acres Road frontage and, accordingly, the provision of a litter skirt is not applicable.

CONDITION 9 (Drainage)

A Drainage Management and Maintenance Plan has been prepared by Brennan Consult and submitted in accordance with the requirements of Condition 9 (Part C). The enclosed document, reference 2835-BCL-00-XX-RP-C-0003-P01_Drainage Management and Maintenance Plan, sets out the arrangements for the ongoing management and maintenance of the sustainable drainage system throughout the lifetime of the development, including the responsibilities of individual property owners and the management company for communal areas. The Plan also confirms that the drainage infrastructure will remain private and will not be adopted by the local authority.

CONDITION 12 (EV Charger)

I hereby confirm that provision will be made for electric vehicle charging at each property. Plots 1–12 will be fitted with the EVEC wall-mounted charger, as detailed within the accompanying EVEC Wall Charger Data Sheet. Plots 13–16 will be fitted with a EVEC single pedestal and plots 17-22 will be served by three EVEC double pedestals, providing charging capability for the 6no. apartments, examples of the pedestals are enclosed as part of the application pack and can be viewed online via the website provided below.

https://shop.ukevinstallers.co.uk/product/value-evec-ev-charger-post-pedestal-square-post-with-plinth/

The locations of the proposed wall mounted and pedestal electric vehicle charging points are identified on the External Services Layout, drawing 71579-CIV-XX-00-D-J-00001_C02.

CONDITION 13 (Highway Works)

In accordance with Condition 13, I enclose the following drawings, submitted for approval, which provide details of the proposed footway and carriageway resurfacing, carriageway widening, and dropped kerbs and tactile paving.

- 2835-BCL-00-XX-DR-C-0200-P04 Existing Highway Plan
- 2835-BCL-00-XX-DR-C-0201-P04 Proposed Highway Plan
- 2835-BCL-00-XX-DR-C-0202-P04 Site Clearance Plan
- 2835-BCL-00-XX-DR-C-0203-P03 Levels Plan
- 2835-BCL-00-XX-DR-C-0204-P04 Kerbs & Surfacing Plan
- 2835-BCL-00-XX-DR-C-0205-P03 Drainage Plan
- 2835-BCL-00-XX-DR-C-0206-P03 Lines & Signs Plan
- 2835-BCL-00-XX-DR-C-0207-P03 Visibility Splays Plan
- 2835-BCL-00-XX-DR-C-0208-P04 Legal Plan
- 2835-BCL-00-XX-DR-C-0209-P03 Standard Details

CONDITION 17 (Travel Pack)

In accordance with Condition 17, I enclose a Travel Information Pack, referenced SCP_ SCP_260782 for approval.

CONDITION 19 (Lighting)

In accordance with Condition 19, the following document provides details of the external lighting proposed to serve the communal areas associated with the approved apartment block. The proposed lighting has been designed to control glare and minimise light spill onto nearby residential properties. No additional external lighting is proposed within the existing highway beyond that which is already in situ.

- External Lighting Assessment_71579-CIV-XX-XX-R-J-50001

I trust that the enclosed information is satisfactory, and that the application can be processed without delay, however, should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,



Sofia Rose
Planning Director