Outlook

[Draft] **Fw: Downley Drive - final walk-around highways**

From

Draft saved Thu 24/09/2026 08:54

From: Steve Weir [redacted]
Sent: 23 September 2026 17:08
To: Mike Bagot RIBA [redacted]
Subject: FW: Downley Drive - final walk-around highways

Hi Mike,

See email received from Paul Sant confirming he is happy for Planning Condition 13b on Downley Drive to be discharged.

Thanks
Steve

Steve Weir
Chief Operating Officer

Mobile: [redacted]

Rowlinson Constructions Limited
Gardale House, 118b Gatley Road, Gatley, Cheadle SK8 4AU
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Web: www.rowlinsonconstruction.co.uk

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From: Paul Sant [redacted]
Sent: 23 September 2026 16:59
To: Steve Weir [redacted]
Subject: Re: Downley Drive - final walk-around highways

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Hi Steve,

Apologies for not coming back to you sooner. Having reviewed my records, the only area identified during our post-construction inspection that required remedial works was along the NW kerbline on St Vincent St. As a result, the adjacent carriageway resurfacing was extended to address this issue.

Following completion of these works, I was satisfied that no further carriageway or footway remediation was required in relation to the development, and I am therefore happy for Condition 13(b) to be discharged.

Kind regards,

Paul Sant

Paul Sant

Engineer
Highways (Statutory Approvals)
Neighbourhoods Directorate
Email: [redacted]
Web: [redacted]
POSTAL ADDRESS: Manchester City Council, The Highways Service, PO Box 532, Town Hall, Manchester, M60 2LA

From: Steve Weir <[redacted]
Sent: 14 July 2026 14:22
To: Paul Sant [redacted]
Subject: Downley Drive - final walk-around highways

Hi Paul,

Can you assist with the discharge of the planning condition below.

If you recall, upon completion and before you placed the roads on maintenance on our Downley Drive scheme we had a walk-around the existing carriageways to inspect their condition on 27th November to inspect their condition, photos taken. Following this we just had a couple of snags which we completed (completion of link path, tactile paving on St Vincents) following which you placed the roads on 12 months maintenance from 16th December 2025.

We need to confirm that following the completion of the main construction works you were happy with the state of the highways. See 13(b) below.

13) a) Before development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The works shall be carried out prior to the first occupation of the development.

Are you able to provide a statement that we could send to the MCC planning officer to discharge this condition.

Happy to discuss if required.

Many thanks
Steve

Steve Weir
Chief Operating Officer

Mobile: [redacted]

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