Aynsley Planning

6th October 2026

Planning
Manchester City Council
Town Hall
Manchester
M60 2LA

Dear Sir/ Madam,

Application Submission – Discharge of Conditions 3a and 7b of Application 145466/FO/2026

Aynsley Planning is pleased to submit a discharge of condition planning application which relates to 440 Victoria Avenue East, Manchester.

This application seeks to discharge Conditions 3a and 7b of application 145466/FO/2026, which was approved 29th September 2026.

Condition 3

Condition 3 states:

a) Notwithstanding details submitted, the development hereby approved shall not be occupied until a more detailed scheme for the storage (including capacities and segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as Local Planning Authority.

b) The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

In order to discharge this Condition, we have updated the approved site plan to show the proposed bin storage facilities site (SC / 25 / 609 – 200 Rev C). The proposed bins on site will consist:

- 140 L green bin for food and garden waste;
- 140 L blue bin for paper and cardboard;
- 140 L brown bin for mixed metal, glass and plastics; and
- 240 L grey bin for general household waste and non recycling items.

My client has confirmed that these capacities are more than sufficient to meet the operational use of the home, and to more than account for the waste to be generated at the property.

These bins are to be securely stored using a timber bin store both in the front yard, and in the passage to the rear garden.

The bins are proposed to be emptied in accordance with the typical refuse collection strategy operated by Manchester City Council.

We therefore trust this should be sufficient to discharge condition 3a.

Condition 7

Condition 7 states:

a) No part of the development shall be occupied until the Electric Vehicle Charging point in the location shown on drawing referenced Proposed site plan ref: SC/25/609-200 rev.B received by the City Council as Local Planning Authority received 29h May 2026 has been implemented.

b) Finalised specification of the Electric Vehicle Charging point shall be submitted to and approved in writing by the City Council as local planning department prior to installation. The implemented Electric Vehicle Charging point shall be retained thereafter.

In order to discharge this condition, please find attached the amended site plan and elevations (SC / 25 / 609 – 200 Rev C & SC/25/609 – 202 Rev B), confirming the location of the EV changing point, in accordance with the approved plan of the original consent.

The client is proposing to install a 7.4kw EVEC universal single-phase socketed 7.4kW EV Charger, with the specification submitted as part of this application.

We therefore trust this should be sufficient to discharge Condition 7b.

Summary

We trust that the above is sufficient for you to validate the application, we will contact you in due course to discuss the likely timetable for determination.

Should you have any queries or require further information, please do not hesitate to contact me.

Yours sincerely,

[redacted]

John M Aynsley MPlan MRTPI
Owner & Head Planning Consultant
[redacted]