Paul Butler Associates
Planning, Development & Heritage Consultants

09 October 2026

Julie Roscoe, Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Steven McCoombe

Our ref : 25.2126

Dear Julie,

Location: Wythenshawe Park Sports Hub
Discharge of Conditions attached to planning permission 144282/VO/2025

On behalf of the applicant, Manchester City Council, please find enclosed an application to discharge conditions attached to planning permission 144282/VO/2025, which was approved on 19th December 2025.

This application seeks to discharge the following conditions:

- 9 'Refuse Details'
- 23 'Cycle Parking'

The numbered conditions of planning permission 144282/VO/2025 for which discharge is being sought and the information being submitted, is set out under the headings below.

Condition 9 'Refuse Details'

Notwithstanding details submitted, with the exception of demolition, no above ground development shall commence until a more detailed scheme for the storage (including segregated waste recycling) and disposal of refuse, has been submitted to and approved in writing by the City Council as Local Planning Authority. 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.

Response:
Please find attached the following information:

- External Bin Store drawing number 118165-NPS-ZZ-00-D-A-9001 rev C03, prepared by NPS.
- Vehicle Swept Path Analysis Refuse Lorry - Option 1, drawing no QPM-DR-C-910 rev P01, prepared by Quroum.

The submitted information provides details of the proposed timber bin enclosure and the types of bins it will accommodate. The swept path details have been resubmitted and confirm that refuse vehicles will be able to safely access the site for collections. The bin store is subdivided for use by Leisure United (the sports facility operator) and the GP Practice. Both stores provide bins for various waste streams including recyclable waste. The GP surgery will not store any clinical waste in the

external bin store, this will be collected by a specialist waste contractor directly from within the GP surgery demise. Leisure United do not require a food waste bin; 'BidFood Supplies' will provide the catering which is individually wrapped and then cooked / heated as required so there is no wastage in the preparation of food.

Condition 23 'Cycle Parking'

Notwithstanding details submitted, prior to the commencement of above ground works (excluding demolition), full details for the provision of secure and covered cycle parking provision for the development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be installed prior to the first occupation of the development and be retained thereafter for use by people visiting the development.

Please find attached:

- The Broxap Sheffield Cycle Stand product specification.
- A plan excerpt highlighting the existing and proposed cycle parking locations.

The proposed Sheffield Stands have a Secure by Design/Sold Secure Accreditation, and are positioned such that they are overlooked from within the pavilion building or in an open and visible location. The provision of Sheffield Stands is considered appropriate for the proposed use and context, and is consistent with existing cycle parking provision within the park at the adjacent picnic area, as identified on the submitted plan.

A fee of £309 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

[redacted]

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner