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05 October 2026

Dear Sir/Madam,

Discharge of Conditions pursuant to Planning Approval ref. 143777/FO/2025 at Land Between Junctions Moss Lane East and Barnhill Street, Princess Road, Manchester, M14 4TE

We write to submit an application on behalf of Moss Care St. Vincent Housing Group Limited to discharge Condition 13 attached to planning permission reference 143777/FO/2025 dated 21st November 2025, which approved the following development:

"Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works".

We set out in Table 1 and appendix 1 below the Conditions and associated information submitted to formally discharge them. The information has been produced to respond directly to the requirements of specified conditions.

Condition No.	Requirement	Information Submitted
13	Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in	The following plans have been submitted to support the application: • S278 Works General Arrangement - C1876-SGI-ZZ-00-DR-C-278100 P02 • Site Clearance- Street Furniture - C1876-SGI-ZZ-00-DR-C-278101 P02

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Condition No.	Requirement	Information Submitted
	writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include but is not restricted to the following: - Reinstatement of footway at existing gated access on Raby Street - H-Bars across the proposed driveway points on Barnhill Street - Footways bounding the site to be resurfaced - TROs to be installed across the site access points - Dropped kerbs and tactile paving at Barnhill Street / Raby Street junction - Exploration of improved crossing facilities on the (eastern) Moss Lane East arm of the Princess Road junction: and - Implementation of tactile paving (and dropped-kerbs where necessary) across the Moss Lane East/Princess Road signalised junction. The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation	• Site Clearance - Pavement - C1876-SGI-ZZ-00-DR-C-278102 P02 • Pavement Plan - C1876-SGI-ZZ-00-DR-C-278103 P02 • Construction Details - C1876-SGI-ZZ-00-DR-C-278104 P02 • Proposed Levels Plan - C1876-SGI-ZZ-00-DR-C-278105 P02 • Proposed Drainage Plan - C1876-SGI-ZZ-00-DR-C-278106 P02 • Road Markings - C1876-SGI-ZZ-00-DR-C-278108 P01 • X-Sections Plan - C1876-SGI-ZZ-00-DR-C-278110 P02 • X-Section Ch 00 to 40 - C1876-SGI-ZZ-00-DR-C-278111 P02 • X-Section Ch 45 to 85 - C1876-SGI-ZZ-00-DR-C-278112 P02 • X-Section Ch 90 to 130 - C1876-SGI-ZZ-00-DR-C-278113 P02 • X-Section Ch 135 to 175 - C1876-SGI-ZZ-00-DR-C-278114 P02 • X-Section Ch 180 to 220 - C1876-SGI-ZZ-00-DR-C-278115 P02 • X-Section Ch 225 to 245 - C1876-SGI-ZZ-00-DR-C-278116 P02 • X-Section Ch 250 to 280 - C1876-SGI-ZZ-00-DR-C-278117 P02 • X-Section Ch 285 to 305 - C1876-SGI-ZZ-00-DR-C-278118 P02 • X-Section Ch 310 to 350 - C1876-SGI-ZZ-00-DR-C-278119 P02 • X-Section Ch 355 to 380 - C1876-SGI-ZZ-00-DR-C-278120 P0 • Northern Entrance - C1876-SGI-ZZ-00-DR-C-278130 P02 • Southern Entrance - C1876-SGI-ZZ-00-DR-C-278131 P02 • S278 Works Raby Street - C1876-SGI-ZZ-00-DR-C-278132 P02

In addition to the plans that we have submitted to discharge the conditions; it is worth mentioning that there are sections of the condition that will not be addressed with the submitted plans. This specifically relates to:

" 1. Exploration of improved crossing facilities on the (eastern) Moss Lane East arm of the Princess Road junction: and the
2. Implementation of tactile paving (and dropped-kerbs where necessary) across the Moss Lane East/Princess Road signalised junction."

As you will be aware, discussions have previously taken place between Transport for Greater Manchester (TfGM) and the Council's UTC team regarding the Princess Road/Moss Lane East junction. As confirmed in the correspondence provided at Appendix A, the junction was reviewed and it was concluded that all the crossing facilities would require a wider coordinated upgrade, which we understand is in the pipeline Accordingly, it was agreed to be premature and potentially abortive to introduce a signal-controlled crossing on Moss Lane East in isolation from a wider junction improvement scheme and by the same token, tactile paving/dropped kerbs.

I trust that the submitted information is sufficient to discharge the conditions and we look forward to discussing this further with you.



Appendix A – Email summary of discussions with TFGM and UTC

Outlook

Barnhill Street - Moss Lane East junction / off -site highways works

From Peter Tooher <p.tooher@nexusplanning.co.uk>
Date Fri 20/03/2026 10:47 AM
To Jennifer Connor <jennifer.connor@manchester.gov.uk>; Rebecca Hesketh <rebecca.hesketh@manchester.gov.uk>
Cc Tim Russell <tim.russell@eddisons.com>; nick.abbott <nick.abbott@sfp-mcr.co.uk>; Chris Holden <cholden@chromaconsulting.co.uk>; Emma Litchfield <emma.litchfield@msvhousing.co.uk>

Hello Jennifer / Rebecca - thanks you for your time just now.

As discussed TFGM and your UTC team have reviewed the Princess Road / Moss Lane East junction and concluded that as the crossing facilities as a whole (all 4 lanes) require upgrade its not appropriate to introduce a traffic light controlled crossing on Moss Lane East at this time, independent of a wider scheme. You will therefore not be requiring any upgrade to the crossing facilities at that junction in association with this delivery of the Barnhill scheme - beyond other items referred to in condition 13 to the approval. TFGM/UTC work will satisfy that element of the condition (exploration of improved crossing facilities).

You mentioned that TFGM/UTC would perhaps ideally want to extend a build out to the pavement to the Princess Road crossing to shorten the width of the crossing for pedesrtrians and that you will try to get some indicative costs for this in the next week or so. It may involve the relocation of a traffic light/push button control column, and possibly a lighting column and other items.

As you will appreciate we cannot commit our client to funding those works but we will discuss it with them.

You also confirmed that the agreement required under condition 13 is a s278 and that we should progress with that as soon a reasonably practical.

I trust that accurately summarises our discussion.




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Princess Rd

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