

Our Ref: 72510
Your Ref:
Date: 19 December 2025
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Mrs Emma Whitney
Q+A Planning
Tribeca House
Dale Street
Manchester
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Dear Mrs Whitney

Proposal: Application to discharge condition nos. 3 (materials); 14 (Japanese Knotweed); 15 (landscaping) and 18 (external lighting) on planning permission 71775
Location: Former Castlecroft Caravan Centre, Eton Hill Road, Radcliffe, Manchester, M26 2ZT

Condition 3 Materials - red brick structure on site to have a minor extension and there's a toilet block close to the clubhouse. Proposed materials: Wienerberger Kinder Mixed Red Wirecut Facing Brick are considered acceptable.

Condition 14 (Japanese Knotweed); Creation of a trench in front of the affected area. Installation of a subsoil vertical membrane and a ground horizontal membrane. Landscaping over the top. Two treatments in the first year with subsequent annual treatments to 2030. - Acceptable.

Condition 15 (landscaping) - Original proposals show a landscape area to the east of the site. There is no BNG Requirement for the proposals. 7 trees are proposed within a landscape strip and 600mm - 900mm topsoil above any contaminated land cover system to accommodate establishment and growth of the trees. - Acceptable but note the depth of topsoil required.

Condition 18 (external lighting)

Site is within a mainly industrial commercial setting. Lighting to be affixed to a mix of 6m poles and buildings otherwise. 6m is not excessive and still lower than standard street columns. There are no sensitive land uses that would be affected. As such no concerns on this issue.

Conditions 3, 14 and 15 are considered to be discharged.

Yours sincerely

Dave Marno
Head of Development Management