

Our Ref: 17331A(CH)

17th July 2025

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Bury Metropolitan Borough Council
Development Control
The Planning Service
3 Knowsley Place
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Dear Sirs,

Re: **Approval of details reserved by a condition (discharge) - Planning Reference 69677.**

Demolition of existing dwelling and erection of new detached dwelling to replace existing at 21 Pinfold Lane, Whitefield, Manchester, M45 7NY

Please find herewith our application for Approval of details reserved by a condition, together with electronic copies of the following documents:

- GSL3327R01: Site Verification Report (Groundsolve Ltd.)
- Images of installed EV charging points.
- 2024-67233-EPS-MIT: Bat Mitigation Licence (Natural England)
- RHE.3867.03: Biodiversity Enhancement Scheme (Rachel Hacking Ecology)

We are applying to discharge Conditions **3, 4, 8** and **10**.

Condition 3

The previously submitted Phase 2 Ground Investigation confirms that no contamination was noted during the fieldwork. No contamination was encountered during excavations for the works. The imported topsoil has been tested and deemed acceptable for use.

Condition 4

Two 22kW Zappi Three phase tethered EV chargers have been installed – one inside the garage and one outside. Please see attached images.

Condition 8

The attached Bat Mitigation Licence dated 19 February 2024 was obtained prior to demolition of the original dwelling. The demolition works were overseen by Simon Holden BSc (Hons), MCIEEM of Rachel Hacking Ecology.

Condition 10

Six Schwegler bat tubes have been incorporated into the build in accordance with the ecologist's recommendations. A further two WoodStone Starling Nest Boxes and one additional Almaurol Bat Box are to be positioned in the trees at the end of the garden and installed under the guidance of the ecologist.

We trust that the submitted details are satisfactory; however, should you require any further information, please do not hesitate in contacting this office.

Yours sincerely,

For Wyvern Partnership LLP

A handwritten signature in black ink, appearing to read 'Matt Allen', is written over a faint, light blue rectangular stamp. The stamp contains some illegible text, possibly a company name or reference number.

Matt Allen

Senior Architectural Technologist