

20 December 2021

FAO Jennifer Connor
Manchester City Council
Planning Department
PO Box 532
Town Hall
Manchester M60 2LA

Dear Jennifer,

Base, Manchester Science Park - Application to Discharge Conditions 9 and 14 of Planning Permission Reference: 125018/FO/2019

Please find enclosed an application for the discharge of Conditions 9 (Biodiversity) and 14 (Highway Works) attached to Planning Permission Reference: 125018/FO/2019. This Planning Permission relates to a new five storey office building at Manchester Science Park, which is located within the Manchester Oxford Road Corridor area. The Applicant is Bruntwood SciTech Limited.

Condition Discharge

The following section details the conditions to be discharged and the information to be submitted in respect of each condition.

Condition 9 – Biodiversity

The wording of pre-occupation Condition 9 as set out in Planning Permission reference: 125018/FO/2019 is as follows:

“Prior to the occupation of the development hereby approved, details of the provision of biodiversity enhancements e.g. - Bat bricks and/or tubes, Bird boxes, Native tree and shrub planting, shall be submitted for approval in writing by the City Council, as Local Planning Authority. These details shall be implemented in full and made available for use prior to first occupation of the development hereby approved. The approved scheme shall remain available for use whilst the development is occupied.”

To support the application to discharge Condition 9, please find enclosed the Biodiversity Condition Discharge Report, prepared by Bruntwood SciTech Limited. This provides a summary of the biodiversity enhancements proposed including a Tree Planting Strategy and the Fauna Habitat Enhancement Strategy.

In summary, 48 new trees will be planted on the Site. These trees consist of a mix of multi-stem and single stem native trees, with a large proportion consisting of flowering and fruiting trees to support wildlife. Similarly, the shrub and flower planting targets ecological enhancement including a mix of flower species and wild grasses. The Fauna Habitat Enhancement Strategy details the bat bricks, nest boxes and bumble bee boxes that are also proposed to be erected on-site.

The following further information is also appended to the Report:

- BA-BDP-01-XX-DR-L-(9-)L201 (Tree and Hedge Planting Plan);
- BA-BDP-01-XX-DR-L-(9-)L202 (Planting Plan); and
- BA-BDP-01-XX-SP-L-000 (Externals Materials Matrix).

Considering the above information, we therefore request that Condition 9 is fully discharged.

Condition 14 – Highway Works

The wording of pre-occupation Condition 14 as set out on Planning Permission Reference: 125018/FO/2019 is as follows:

“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 writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

- *New access supported by tactile paving and dropped kerbs Traffic regulation orders either side of the access and alterations to demarcation on Greenheys Lane*
- *Footway resurfacing and redundant access reinstated to continuous footway*

The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ.”

To support the discharge of Condition 14, please find enclosed a Highway Works Condition Discharge Report, which contains the following details:

- Pedestrianisation of the existing vehicular entrance;
- Proposed new vehicular access formed to the south west of the site requiring a new bellmouth junction, drop kerbs, installation of tactile paving;
- Traffic Regulation Orders either side of the access and alterations to demarcation on Greenheys Lane, including white lining give way and cycle road markings.

The following plans are also appended to the Report, as agreed with the local Highways Officer:

- 074844-CUR-XX-XX-DR-D-75000 (Legal Plan);
- 074844-CUR-XX-XX-DR-D-75001 (Topo & Site Clearance);
- 074844-CUR-XX-XX-DR-D-75002 (Kerbs & Levels); and
- 074844-CUR-XX-XX-DR-D-75003 (Surfacing & Signs).

Considering the above, we therefore request that Condition 14 is fully discharged.

The Submission

The documents set out in Table 1 are submitted through the Planning Portal (Ref: PP-10442260) in support of the application.

Table 1 – Summary of Application and Supporting Documents

Condition Number	Information submitted
Covering Letter	Prepared by Deloitte LLP
Application Form	Prepared by Deloitte LLP
Condition 9	Biodiversity Condition Discharge Report, prepared by Bruntwood SciTech
Condition 14	Highway Works Condition Discharge Report prepared by Bruntwood SciTech

The application fee of £116.000 has been paid to Manchester City Council (plus an administrative fee) via the Planning Portal.

We trust you will find this application in order and we look forward to receiving written confirmation of its registration. If you require any further details, please do not hesitate to contact my colleague Jennifer Chatfield (jchatfield@deloitte.co.uk / 0161 455 8084).

Yours sincerely



John Cooper
Deloitte LLP