



Paul Butler Associates

Planning, Development & Heritage Consultants

12 May 2021

Jennifer Atkinson
Planning Officer, Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Jennifer

**Land off Cringle Road: Application Reference 128920/FO/2020 (retrospective fencing)
Discharge of Condition 6**

On behalf of my client Towerhouse Systems Ltd, I am pleased to submit a discharge of condition application for the above site. This submission concerns the approval of condition 6 attached to planning permission 128920/FO/2020.

Condition 6 states:

Within two months of the date of this planning permission details of possible additional green infrastructure at the site, or within the surrounding area, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the location, species type and size of new trees and/or shrub planting. The approved details shall be implemented within two months approval and thereafter retained and maintained.

The application is accompanied by drawing no. 2714 201B (prepared by TPM Landscape) to discharge this condition. This shows the provision of a new hedgerow for a length of 79 metres being installed alongside Nelstrop Road North. This will combine a mix of native species and will constitute a significant improvement to the previous vegetation on this boundary which comprised species poor brambles and scrub. TPM Landscape have advised that the optimum time to plant bare rooted stock is in the dormant period October to April, therefore this planting will be implemented during the next planting season (2021/22).

There has been no vegetation removal by the applicant along the northernmost stretch of the Nelstrop Road North boundary, therefore no new planting is considered necessary here. South of the area shown on the submitted plan, the existing site is secured by temporary fencing to protect the site, this area did not form part of application 128920/FO/2020. New boundary treatment and boundary planting to match that proposed under this discharge of condition application will be included in the Reserved Matters application for the wider development of the site.

The submitted details are considered to be sufficient to discharge condition 6 of planning permission 128920/FO/2020. The installation of a new hedgerow on this boundary at this point will also mean that the hedgerow will have become established by the time the housing is built out.

Consultation with Stockport MBC regarding cycle link

The applicant is appreciative of the timescales outlined in the condition. Notwithstanding that the optimum planting period is later this year, the applicant has been delayed in submitting this information as they have tried to liaise with Stockport Metropolitan Borough Council in respect of the proposals for the cycle link along Nelstrop Road North.

The application was approved at Manchester City Council's planning committee on the 18th February 2021, the decision is dated 19th February 2021. Appreciative of the need to discharge this condition but also liaise with SMBC regarding their plans for Nelstrop Road North, Paul Butler Associates (PBA) emailed the contact names in SMBC committee papers pertaining to the cycle link: an email was sent to Sally Laws on the 18th February 2021 and to Nick Whelan on 19th February 2021 (immediately after MCC committee).

A month later on the 19th March 2021, PBA received a phone call from Jennifer Dickinson who is the project manager for the SMBC cycle link programme. On the 25th March 2021, Jennifer Dickinson provided plans for the cycle link and a meeting was subsequently held with PBA, Towerhouse Systems, ARCD and Jennifer Dickinson on the 31st March 2021. In the meeting, respective plans for the Nelstrop Road North boundary edge were discussed and it was agreed that a follow up meeting would be held either the following day or early the week after, once Jennifer Dickinson had discussed with the lead designer who was unable to attend the meeting.

Since the 31st March meeting and despite repeated efforts on the applicant's behalf, SMBC have not replied to any further emails, phone calls or invitations to meet again. PBA also emailed Jennifer Dickinson at SMBC an earlier iteration of the plan submitted under this application on the 22nd April 2021, notifying them of our intention to submit this for formal sign off to MCC. No response was received to this correspondence.

Towerhouse Systems have therefore attempted to work proactively with SMBC to understand and potentially co-ordinate plans for this boundary edge, however disappointingly this has not been reciprocated by SMBC.

The applicant is not in a position to wait indefinitely for SMBC to respond, therefore we are progressing with this application to discharge condition 6. As per the above, SMBC were notified of the proposed plans on the 22 April 2021.

Ultimately, there has never been clear communication from SMBC as to what they are proposing for the cycle link, furthermore when the applicant spoke with the contractors on site they were not aware of the installation of any streetlighting / ducting. It would appear that the works on site are now complete, no lighting columns have been installed at this stage and no works have been carried out adjacent to the application site. All that remains in the compound in the Country Park is some spoil, a small amount of materials and the contractors welfare unit.

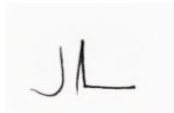
Schedule

The schedule below outlines the information submitted in support of this application. Payment of the application fee (£116) has been made with the application submission.

Condition Number / Requirement	Submitted Information
Condition 6: planting	The discharge of condition application is accompanied by the following drawing: • drawing no. 2714 201B

We trust that the above information is satisfactory for the purpose of validating the discharge of conditions application, however should you have any questions please don't hesitate to get in contact.

Yours sincerely



Julian Austin BSc (Hons) MPLAN MRTPI
Associate Director

cc Towerhouse Systems Ltd
ARCD