

Planning
Growth and Development Directorate
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FAO: Sue Wills, Principal Planner

17th February 2021

Ref: PP-09513289

Dear Sir/Madam,

Discharge of Conditions pursuant to planning permission 122160/FO/2018
Belle Vue Stadium, Kirkmanshulme Lane, Manchester
On behalf of Countryside Properties (UK) Limited

On behalf of our client, Countryside Properties, we have today submitted an application to discharge conditions attached to planning permission 122160/FO/2018 at the above site. The application to discharge these conditions has been submitted via the Planning Portal (PP-09513289).

Permission 122160/FO/2018 was issued on 3rd November 2020 and granted permission for:

"Proposed residential development comprising erection of 80 no. apartments within 1 no. part 3 part 4 storey block and 1 no. 3 storey block and the erection of 167 no. 2 and 2 1/2 storey dwellings with associated car parking, boundary treatments and landscaping, the creation of new roads and access points off Kirkmanshulme Lane, site remediation and other associated engineering works following the demolition of the existing buildings."

The discharge of the following conditions is sought through this application:

Condition	Information submitted
4 – Site Investigation and Remediation	A Remediation & Enabling Works Strategy prepared by e3p (ref. 12-123-R2 Rev 2) and a Supplementary Geoenvironmental Site Investigation prepared by e3p (ref. 12-123-L5) are submitted.
5 – Site Drainage	A Section 38 Plan (ref. ELL-18039-B-CS-500 Rev D) and Section 104 Layout (ref. ELL-18039-B-CS-180 Rev K) prepared by Elluc Projects are submitted.

London

Birmingham

Manchester

Thames Valley

7 - Construction Management	• A Construction Environmental Management Plan prepared by Countryside (ref. February 2021 Rev A) is submitted.
19 – Invasive Species	• The Habitat and Vegetation Map prepared by ERAP (ref. 2018-187) and the Remediation & Enabling Works Strategy prepared by e3p (ref. 12-123-R2 Rev 2) is submitted. ○ The ERAP map identifies the locations of invasive species across the site. ○ The Remediation Strategy confirms that as part of the proposed Remediation & Enabling Works, all areas of invasive plants must be clearly identified, with appropriate eradication to ensure removal of all plant debris and root systems from within any area of proposed development. The contractor shall employ a suitably qualified expert to investigate the presence of invasive plant species on or adjacent to the site. If invasive plant species are identified, these will be treated in strict accordance with an approved method statement. The options comprise removal off-site to an approved landfill / waste facility or to bury the invasive species at sufficient depth. A suitable barrier shall be installed to prevent any future re-infestation of the subject site Where materials are removed from site all Waste Transfer Notes / Duty of Care certificates can be provided if required.

I trust the enclosed information will be sufficient to discharge Conditions 4, 5, 7 & 19. Should you have any queries or require any further information please do not hesitate to contact me.

Yours faithfully,



Euan Connolly
Planner