

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

FAO: Sue Wills, Principal Planning Officer

21st May 2025

Dear Sue,

RE: FORMER BELLE VUE STADIUM, MANCHESTER – APPLICATION TO DISCHARGE PLANNING CONDITIONS FOR APP REF: 122160/FO/2018.

Further to the submission of an application to re-discharge condition 13, I am writing to provide further information as to why these trees need to be relocated inside the site.

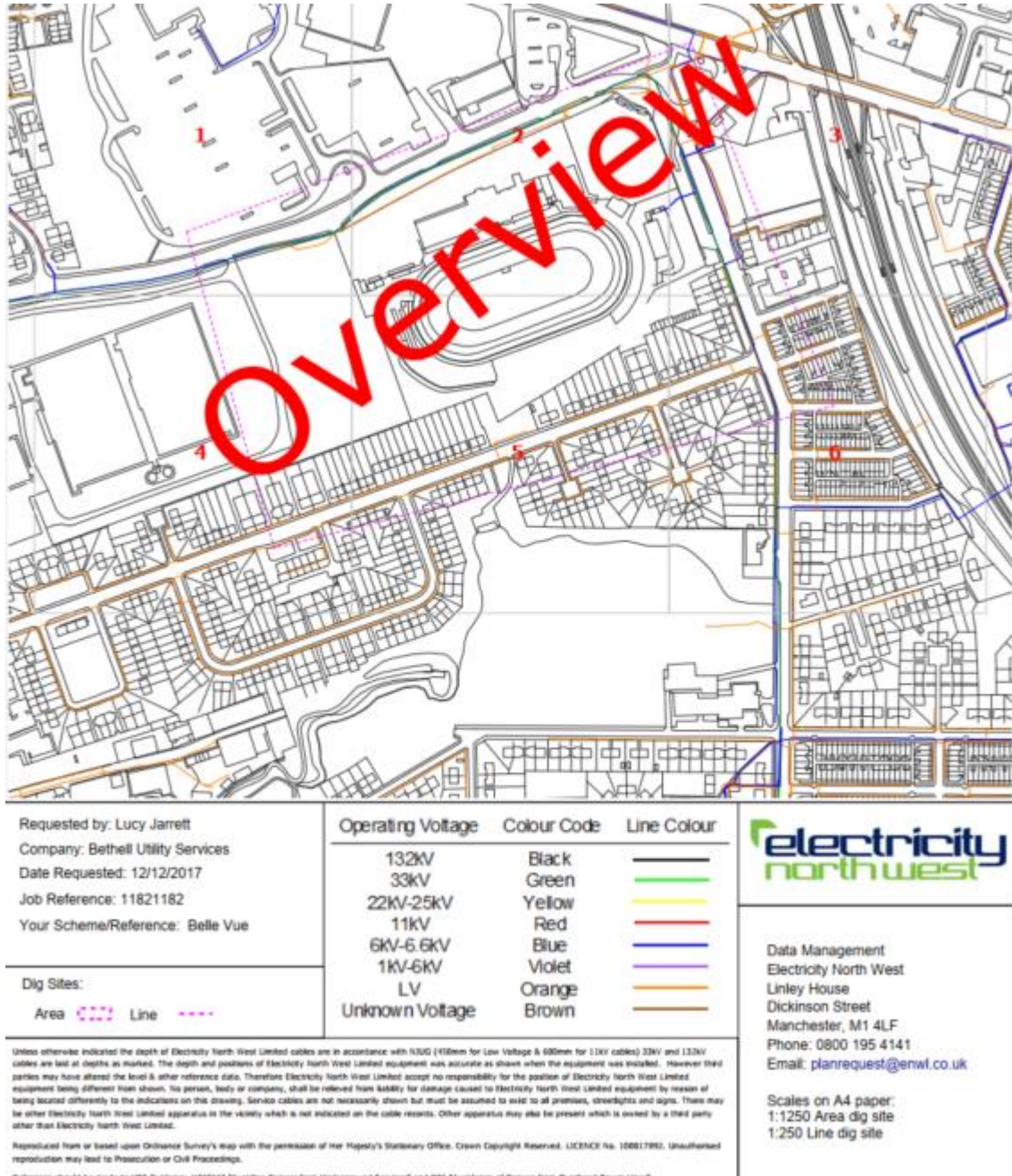
Background

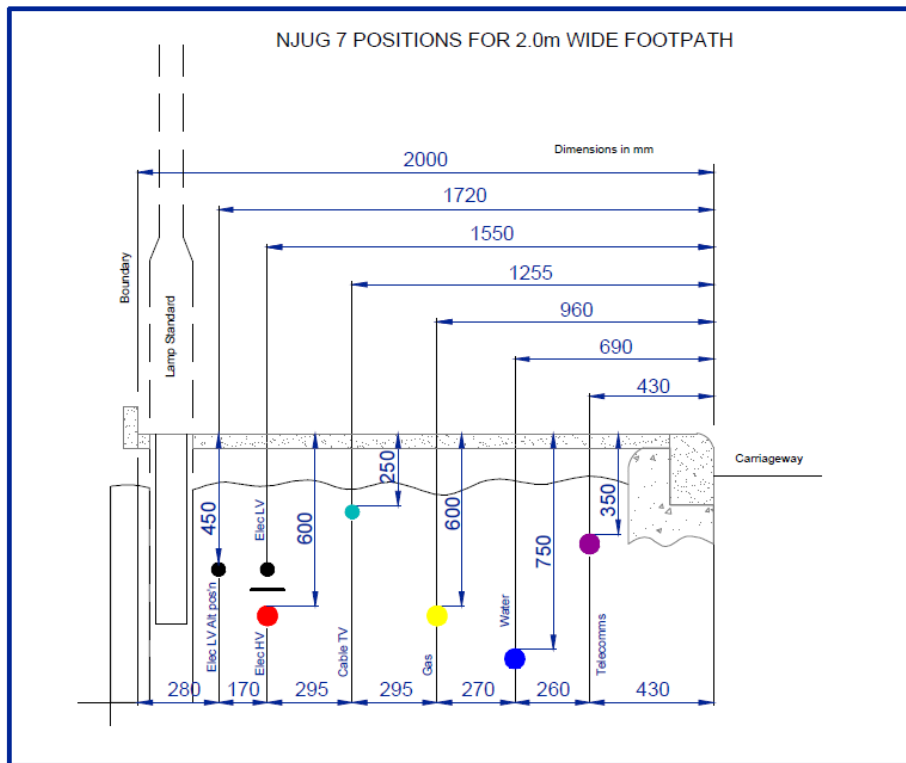
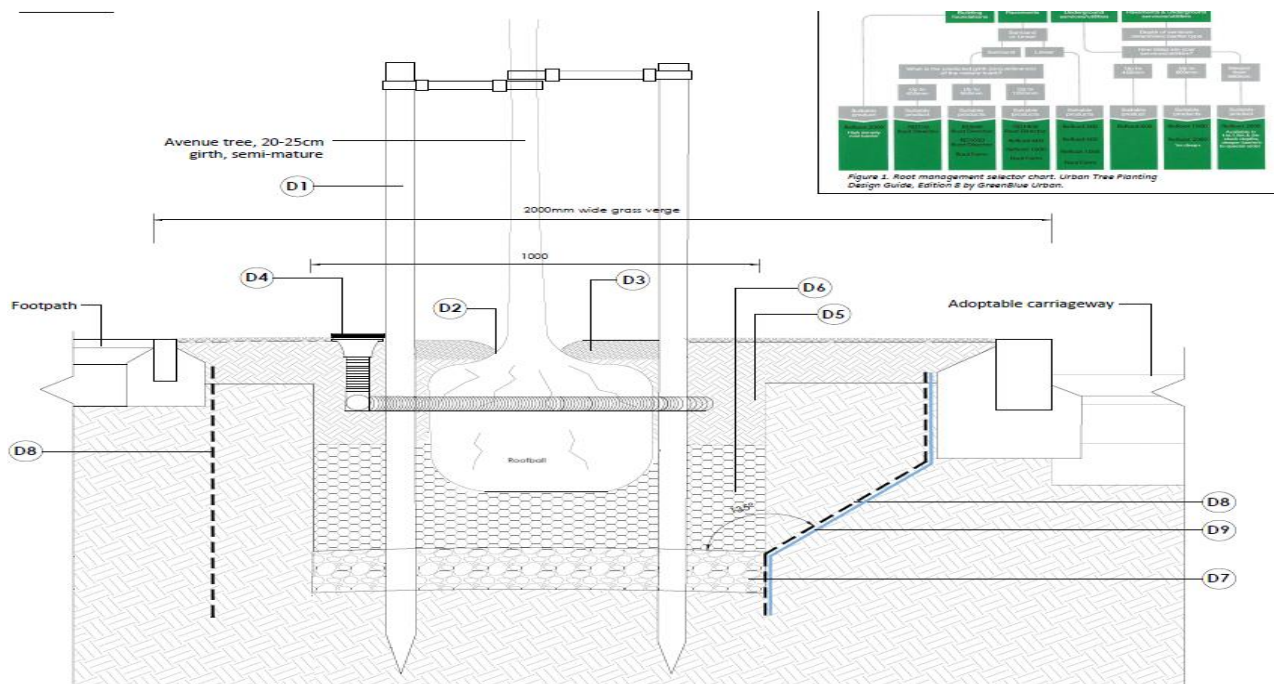
Prior to the approved residential scheme, Kirkmanshulme Lane featured highway trees located in the pavement. As can be seen from the below image, a number of these were planted close to the road and had broken the tarmac causing damage and an uneven surface.



Initially, we proposed to remove and replace these trees in the same location, on Kirkmanshulme Lane, in the pavement. However, as the development has progressed, it has become apparent that it is not possible to install the trees in the pavement as a result of the amount and size of services that are present beneath the pavement.

Prior to making this decision all as laid and existing service plans have been looked at in relation to where they are situated within the existing footway. Unfortunately, the services are sporadic throughout the width of the existing footpath and are not grouped together as new mains had to be installed around existing. The services consist of HV electric, water, gas and BT. These vary in depth on the indicative plan shown below which makes it impossible to fit the required tree pit design within this area.





As such, it is necessary to re-provide these trees within the site itself.

Condition 13

This condition states:

“Prior to the commencement of the above ground works of the development hereby approved, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or

becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.”

It is therefore necessary to re-discharge this condition to show the trees relocated to the areas of amenity space within the site as per the following drawings:

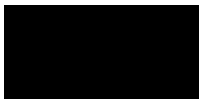
- 5797.03G LD Mar '25
- 5797.04H LD Mar '25
- 5797.05E LD Mar '25
- 5797.06E LD Mar '25

Summary

I trust that the above provides sufficient information to re-discharge condition 13 attached to Planning Permission Ref: 122160/FO/2018.

Should you require any further information in the meantime, please do not hesitate to get in contact.

Yours faithfully,



Rebecca Sowerbutts
Land & Planning Manager

