Deloitte LLP
100 Embankment, Cathedral Approach,
Manchester, M3 7FB

Phone: +44 (0)161 832 3555
Fax: +44 (0)161 829 3800
www.deloitte.co.uk

8 September 2025

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

FAO Robert Griffin

University of Manchester, Fallowfield Campus | Application to Discharge Condition 10 attached to Planning Permission Ref. 138126/OO/2023

On behalf of John Graham Construction Ltd., please find enclosed an application to fully discharge Condition **10 (Tree Removal)** attached to Planning Permission Ref. 138126/OO/2023.

Background

On 19 January 2024, Outline Planning Permission (Ref. 138126/OO/2023) was granted for the phased redevelopment of the Site to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms with associated facilities.

The description of development as stated on the Decision Notice is as follows:

"Outline planning application (with access only in detail) for the phased demolition of existing buildings and phased development of up to 3,300 Purpose Built Student Accommodation bedrooms (Sui Generis use class) with associated facilities including waste storage, laundry and cycle storage; up to 4,500 sq m of floorspace to be used for ancillary purposes associated with the student residential use of the site within Use Class F1a, Class E(a), E(b), E(c), E(d), E(g), Sui Generis (drinking establishment and hot food takeaway); ancillary supporting staff accommodation (up to 55 bedrooms) (Sui Generis use class), and up to 1,200 sq m of ancillary residential dwellings (Use Class C3), plus associated car parking, hard and soft landscaping, open space, utilities, footpaths and roads".

Deloitte.

Following this, a Reserved Matters Application (Ref. 142387/MO/2025) was submitted on 11 March 2025 to provide details on appearance, landscaping, layout and scale of the development. The application is currently awaiting determination.

Concurrently, a Discharge of Condition application (Ref. CDN/25/0230) was submitted on 11 March 2025 to discharge Conditions 10, 13, 15(a), 16, 17, 18, 20(a), 22, 24, 25, 26, 32(a), 33(a), 34(a), 36(a), 37(a), 40(a), 41(a) and 41(b) attached to Planning Permission Ref. 138126/OO/2023. Whilst a number of conditions were discharged under this application (15, 16, 22, 36(a), 37(a), 40a, 41(a) and 41(b)), insufficient information was provided to discharge Conditions 10. This new application therefore seeks to discharge this condition.

Discharge of Conditions

This application is being submitted to fully discharge Condition 10 attached to the Outline Planning Permission.

Condition 10 (Tree Removal)
The wording of Condition 10 states that:

The removal of any tree with bat roosting potential as identified in the Ecological Constraints and Opportunities Report- Buro Happold ref. 0053454 shall not in any circumstances occur until further information on how bats shall be safeguarded has been provided to and agreed in writing by the local planning authority. Works shall be undertaken in accordance with the agreed details. The demolition works shall only be carried out in accordance with the approved management plan.

Bat Survey Report – 2025 Surveys *(Doc ref: UMRF-TEC-ZZ-ZZ-RP-0-00010_Bat Survey Report - 2025 Surveys_S2 (Issued for information)_002),* prepared by Thomson Ecology is submitted to fully discharge Condition 10.

The Dusk emergence surveys found no roosts in buildings B22-B27 and TN12, although the area is used for bat commuting and foraging. A MEWP inspection of Oak House (B15, B16, B17, B20, B21) revealed limited access and no roosts in most buildings, except for two new roosts discovered in B18. Therefore, an EPSL licence is required before demolishing buildings B18, B19 (Oak House), and B25 (Woolton Hall).

As requested, the Bat Survey Report includes further survey of trees T191 and T201, along with trees T246, T256 and T259. These five were identified as PRF-I. Tree T177 was unsafe to be aerially assessed. Thus far, one of these emergence surveys has been completed with no recorded bat roosts. Upon completion of all three emergence surveys, an updated report will be issued to the Council.

It should be noted, this approach was discussed and confirmed by Manchester City Council's Ecology Unit via email correspondence on 1 August 2025.

Deloitte.

We therefore request Condition 10 be discharged.

Application Submission

The application is submitted alongside the Bat Survey report highlighted earlier, the application form and requisite fee of £383 (including £85 service charge).

The application has been submitted through the Planning Portal (Ref. PP-14241322).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 10 as outlined above.

If you require any further details, please do not hesitate to contact Eleanor Scrafton (escrafton@deloitte.co.uk / +44 161 455 8598) or Ragini Dutta (raginidutta@deloitte.co.uk/ +44 330 138 6276).

Yours sincerely

Deloitte LLP

Deloitte LLP

Deloitte.