PINNACLE

PINNACLE PLANNING LIMITED

6 October 2025

FAO: Sue Wills, Principal Planning Officer

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

Dear Sue,

Re: Former Belle Vue Stadium, Manchester – Application to Discharge Planning Conditions for App Ref: 122160/FO/2018.

Please find enclosed an application to discharge Conditions 9 and 12b attached to Planning Permission Ref: 122160/FO/2018. The application has been submitted via the Planning Portal (PP-14381308) and includes the relevant supporting information as listed below.

The requisite application fee has been made payable to Manchester City Council via the Planning Portal.

Condition 9

Condition 9 states:

"*Prior to the first occupation of the development hereby approved, full detailed designs (including specifications) of any necessary off site highways works to mitigate the impact of the development (including a SCOOT review on the Hyde Road/Kirkmanshulme Lane/Mount Road junction, necessary traffic calming measures, new cycle lanes, removal of redundant bus stops, any new or upgrade works to existing junctions and pedestrian crossings, any additional TRO's, footpath resurfacing, the closure of any redundant crossings and the creation of new vehicle cross overs and pedestrian routes), shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the proposed accommodation first being brought into use.*"

Detailed designs have now received Technical Approval via the S278 Agreement (reference 210339H), and the following are provided as part of this application:

<u>Drawings:</u>
ELL-18039-B-CS-507 (-) Section 278 Visibility Plan
ELL-18039-B-CS-550 (V) Section 278 General Arrangement Plan
ELL-18039-B-CS-551 (L) Section 278 Kerbing Layout
ELL-18039-B-CS-553 (Q) Section 278 Road Marking and Signage Layout
ELL-18039-B-CS-554 - Section 278 Bus Stop Plan
ELL-18039-B-CS-555 - Section 278 Road Construction Details Sheet 1 of 2

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ELL-18039-B-CS-555 (E) Section 278 Road Construction Details Sheet 1 of 2
ELL-18039-B-CS-556 (B) Section 278 Road Construction Details
ELL-18039-B-CS-557 - Section 278 Plan
ELL-18039-B-CS-558 - Section 278 Plan - Sheet 2
ELL-18039-B-CS-706 (B) Vehicle Swept path analysis (Bus)
ELL-18039-B-CS-707 Vehicle Swept path analysis (Bus)

Technical Review:
210339H - Belle Vue Greyhound Stadium - 11th & Final Technical Review (pdf)
210339H Section 38 278 - Technical Approval (email)

Condition 12b

Condition 12b relates to the preparation and submission of a Travel Plan and states:

"*Within six months of the first occupation (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use*."

A revised Travel Plan is submitted in support of this application, reference: CBO-0527-007.TP final 300725.

Summary

I trust that the above provides sufficient information to discharge Conditions 9 and 12b attached to Planning Permission Ref: 122160/FO/2018.

I look forward to receiving correspondence from the LPA once the application is validated. Should you require any further information in the meantime, please do not hesitate to get in contact.

Yours faithfully,



Rebecca Sowerbutts
Associate

