

10 October 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 3 attached to Planning Permission Ref. 142387/MO/2025

On behalf of John Graham Construction Ltd., please find enclosed an application to fully discharge Condition 3 (**Natural England Licence**) attached to Planning Permission Ref. 142387/MO/2025.

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.

Following this, a Reserved Matters Application (Ref. 142387/MO/2025) was approved on 19 September 2025 providing details on appearance, landscaping, layout and scale of the development.

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

Reserved Matters application for consideration of appearance, layout, scale and landscaping, pursuant to Outline Planning Permission reference 138126/OO/2023 for the phased redevelopment to deliver up to 3,300 Purpose Built Student Accommodation (PBSA) bedrooms alongside associated facilities and ancillary accommodation

Discharge of Conditions

This application is being submitted to fully discharge Condition 3 attached to Reserved Matters Planning Permission Ref. 142387/MO/2025.

Condition 3 (Natural England Licence)

The wording of Condition 3 states that:

The demolition of Building B18 as identified in the Bat Dusk Emergence Survey - Thomson Environmental Consultants: Project No: RID002-002-003/001/001 shall not in any circumstances commence unless the local planning authority has been provided with either: a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified development will require a license.

Natural England Licence (Doc ref: Licence 2025-71770-EPS-MIT), issued by Natural England is submitted to fully discharge Condition 3.

We therefore request Condition 3 be discharged.

Application Submission

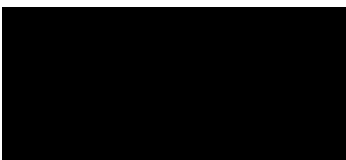
The application is submitted alongside the Natural England License highlighted earlier, the application form and requisite fee of £383 (including £85 service charge).

The application has been submitted through the Planning Portal (Ref. PP-14378996).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 8 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