THE ENVIRONMENT PARTNERSHIP
PLANNING I DESIGN I ENVIRONMENT

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1 October 2025
10454.014
Jonathan Pannell is dealing with this matter
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JonathanPannell@tep.uk.com

Development Management
Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

Dear Sir/Madam,

APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION PURSUANT TO FULL PLANNING PERMISSION REFERENCE 140484/FO/2024 AT LAND BETWEEN BIRCHALL WAY AND UPPER MEDLOCK STREET, HULME, MANCHESTER, M15 6PL.

This application is submitted by The Environment Partnership (Ltd) to discharge condition 8 associated with planning permission reference 140484/FO/2024 comprising:

Erection of a substation including switch house, transformers and compounds as well as new security fence and access.

Application to Discharge Conditions

The documents accompanying the application are listed in Table 1 below and are provided to discharge the following condition:

Condition 8

8) Prior to the commencement of above ground works a Biodiversity Gain Plan, Habitat Management and Monitoring Plan and updated Biodiversity Net Gain metric shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Biodiversity Gain Plan shall be implemented in accordance with an agreed timetable and thereafter maintained in accordance with the approved Habitat Management and Monitoring Plan.

Reason - In the interests of biodiversity net gain being achieved off site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

TEP is the trading name of The Environment Partnership (TEP) Limited. Company No: 7745159

Table 1 Submitted Documents

Document	Condition Number
101045-00004-003 Proposed Site Plan G10454.002 Phase 1 Habitat Survey BNG00359 Biodiversity Gain Plan BNG00359 Birchall Way M15 6PL Statutory Metric With off site BNG00359 Wild Tees Allocation Notice BNG Conservation Covenant (Nunthorpe) 20.09.2024 Completed Deed of variation of BNG Conservation Covenant	8

The BNG Conservation Covenant and Completed Deed of variation of BNG Conservation Covenant include a Habitat Bank plan and a Habitat Management and Monitoring Plan.

The allocation has been submitted on the BNG Register, a summary of which is appended to the Allocation Notice. The BNG Register will show the allocation when it has been processed by Natural England (this process can take up to 6 weeks but should be shorter).

The fee of £383.00 has been paid to Manchester City Council via the Planning Portal.

If you have any questions regarding the above, please do not hesitate to contact me using the details at the head of this letter.

Yours faithfully,

Jonathan Pannell
Senior Planner
TEP

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