

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 Conditions 13, 24, 26 and 32a attached to Planning Permission Ref. 138126/00/2023

On behalf of John Graham Construction Ltd., please find enclosed an application to fully discharge Conditions **13 (Biodiversity Mitigation and Enhancement Strategy)**, **26 (Delivery and Servicing)** and **32(a) (External Lighting)** and to partially discharge Condition **24 (Off-site Highway works)** attached to Planning Permission Ref. 138126/00/2023.

Background

On 19 January 2024, Outline Planning Permission (Ref. 138126/00/2023) 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”.

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 13, 24, 26 and 32 (a). This new application therefore seeks to discharge these conditions.

Discharge of Conditions

This application is being submitted to fully discharge Conditions 13, 26 and 32(a) and to partially discharge Condition 24 attached to the Outline Planning Permission. Table 1 below, outlines each condition to be discharged under this application, and provides details as to the information submitted to meet requirements.

Table 1- Conditions to be discharged

Condition Wording	Documents Submitted	Partial or Full Discharge
Condition 13- Biodiversity Mitigation and Enhancement Strategy <i>Prior to any phase of development including demolition and vegetation clearance commencing (excluding Phase 1a as identified on drawing reference Phase One A - Owens Park Planned Demolition Figure 2) a biodiversity mitigation and enhancement implementation and management strategy for all phases shall be submitted to and agreed in writing by the City Council as local planning authority.</i> <i>The submitted strategy shall include:</i> <i>- Habitat creation and management covering a 30 year period from the implementation of each phase;</i> <i>- Bird nesting proposals based on species likely to colonise the site;</i> <i>- Bat mitigation and enhancement strategy and;</i> <i>- Other Wildlife</i> <i>The development shall be carried out in accordance with the approved plan.</i>	• Planting Schedule (Doc ref: <i>Planting Schedule</i>), prepared by Landscape Projects • Proposed Tree and Woodland Planting/ Enhancement (Doc ref: <i>UMRF-LAP-XX-00-DR-L-00016-P7 ProposedTreesWoodland</i>), prepared by Landscape Projects • Invasive Non-Native Species Survey and Method Statement (Doc ref: <i>UMRF-TEC-ZZ-ZZ-RP-O-00003_Invasive species report and Method Statement_S2 (Issued for information)_002</i>), prepared by Thomosonec. • Biodiversity Management Monitoring and Management Plan (BMMP) (Doc ref: <i>250813 GRA001-013-001 BMMP R02 Final</i>), prepared by Thomsonec. • Bat Survey Report – 2025 Surveys (Doc ref: <i>UMRF-TEC-ZZ-ZZ-RP-0-00010_Bat Survey Report - 2025 Surveys_S2 (Issued for information)_002</i>), prepared by Thomsonec. • Biodiversity Net Gain Technical Note (Doc ref: <i>BNG Technical Note</i>), prepared by Landscape Projects As requested, please find below the timetable for habitat enhancement of the retained woodland: • PHASE 1 July 2027 - March 2028	Full

Condition Wording	Documents Submitted	Partial or Full Discharge
	• PHASE 2 June 2028 - March 2029 • PHASE 3 June 2029 - March 2030 • PHASE 4 January 2030 - March 2031 The submitted Planting Schedule shows overall woodland areas defined to date.	
Condition 24- Off-Site Highway Works <i>Prior to the commencement of development in each phase with the exception of the demolition of buildings within Phase 1a as identified on drawing 'Phase One A – Owens Park Planned Demolition Figure 2', full details of all necessary off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority. Such works could include:</i> - Required amendments to TRO's to protect visibility splays - Full technical details of all vehicular and pedestrian accesses, associated tactile paving, dropped kerbs etc - Reinstatement of any footway or amended redundant accesses. <i>The development shall not be occupied until all the necessary off-site highway works have an agreed timescale for implementation. The development shall only be occupied in accordance with the agreed works</i>	Off-Site Highway Works (Condition 24) (Doc ref: 0062342-BHE-XX-XX-RP-TP-0020_P02) prepared by Buro Happold The application seeks partial discharge of Condition 24 to permit works, specifically demolition of buildings outside of Phase 1a unrelated to the Section 278 agreement, to proceed. The full suite of information for the following will be submitted to allow works to progress: • Required amendments to Traffic Regulation Orders (TROs) to protect visibility splays. • Full technical details of all vehicular and pedestrian accesses, associated tactile paving, dropped kerbs etc. • Reinstatement of any footway or amended redundant accesses.	Partial Discharge

Condition Wording	Documents Submitted	Partial or Full Discharge
	A further discharge application will be submitted at a later date upon finalisation of the Section 278 agreement to fully discharge the condition.	
Condition 26- Delivery and Servicing <i>Prior to the commencement of development in each phase, with the exception of demolition and site clearance, a Delivery and Servicing Management Strategy for that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any internal loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:</i> - Designated delivery drop-off points - Delivery and servicing hours for the site - Provision of clear signage in common areas to guide delivery drivers to the drop-off point; - Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;	• Delivery and Servicing Management Strategy (Doc ref: 0062342-BHE-XX-XX-RP-TP-0030) prepared by Buro Happold	Full

Condition Wording	Documents Submitted	Partial or Full Discharge
- Establish specific delivery hours for residents of the development where possible; - Periodically review how the drop-off process is working and encourage resident feedback; - Set up a secure delivery holding area within the development; and - Monitor Security Concerns. The development shall operate in accordance with the agreed strategy		
Condition 32 (a)- External Lighting Scheme Prior to the commencement of development within each phase, with the exception of demolition and site clearance, an external lighting scheme in relation to that phase shall be submitted to and agreed in writing by the City Council as local planning authority. The scheme shall be designed so as to control glare and light overspill onto nearby residential properties and in line with best practices to avoid impacts on nocturnal animals.	• External Lighting Drawing (Doc ref: D52227-RD-Q), prepared by Kingfisher Lighting • External Lighting Drawing with no calculation points (Doc ref: D52227-RD-Q-No Calculation points), prepared by Kingfisher Lighting As requested, the submitted External Lighting Scheme includes a lighting plot of the site with predicted Lux levels on the windows of the residential premises on and off site.	Full

Application Submission

The application is submitted alongside the reports highlighted in Table 1, alongside the application form and requisite fee of £383 (including £85 service charge).

The application has been submitted through the Planning Portal (Ref. PP- 14299413).

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the full discharge of Conditions 13, 26 and 32(a) and partial discharge of Condition 24 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

A handwritten signature in dark ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP