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Robert Griffin
Planning Control
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Ref:
KD/LF/MA/5051MA/L033

Date: 11th September 2025

Dear Robert,

Application to fully discharge Condition 28 relating to planning permission 139598/JO/2024 for the "Variation of condition numbers: 2 (Specified Plans), 10 (3G AGP pitch),18 (Electric Vehicle Charging Points), 19 (Car park phasing), and 22 (Scheme of Acoustic Treatment and Verification report) attached to planning approval reference 136933/FO/2023 to allow alterations to the trigger points for the referenced conditions to allow the development to be delivered within construction programme timescales" at Former Newall Green High School, Greenbrow Road, Manchester, M23 2SX.

On behalf of our client, Morgan Sindall Construction (on behalf of the Department for Education), we hereby submit information in pursuit of fully discharging Condition 28 associated with planning permission 139598/JO/2024 as described above.

The application has been submitted via the planning portal (PP-14323219) and includes the following:

- Application forms
- Application fee
- Covering letter (this letter)
- Bat and Bird Box Plan (ref: 23-10490) prepared by Syntegra
- Green Infrastructure Plan (ref: FS0998-IBI-A-14-XX-D-L-7005 (1)) prepared by IBI
- Planting Plan (ref: FS0998-IBI-A-14-XX-D-L-7015 (1)) prepared by IBI

Condition 28 (Biodiversity Enhancement)

Condition 28 states:

"Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter."

In response to the comment received during the course of the former application to discharge condition 28 (LPA ref: CDN/25/0621), Arcadis have confirmed that in regard to the trees that have been specified, currently 8No. out of the total 39No. trees proposed across the site are of a native variety [approximately 20.5%]. However, with some input at the time from Syntegra to achieve both the required BNG calculation and UGF score, the Shrub mix specified includes 5 out of 7 native species which will consist of approximately 70% native. The proposed hedge planting is a native specimen [100%] and the two wildflower mixes proposed across the site also both consist of largely native species.

We also note the recommendation of bird and bat boxes being proposed within the ecology assessment, this has been addressed through the provision of the Bird and Bat box document submitted alongside this application. Therefore, it is considered that the requisite information has been submitted for condition 28 to be fully discharged.

Summary

We trust that the above and enclosed provide you with sufficient information to register the application and to fully discharge Condition 28 of the planning permission.

If any further information is required, please contact me.

Yours sincerely,

Lee Fulcher
Principal Planner
DPP