



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

9 April 2025
10454.011
Jonathan Pannell is dealing with this matter
07425846463
JonathanPannell@tep.uk.com

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 14 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 document accompanying the application is listed in Table 1 below and is provided to discharge the following conditions:

Condition 14

14) Prior to the commencement of above ground works, details of any lighting scheme and how this has been designed and would be operated to ensure that any impact on foraging bats would be negligible shall be submitted to an approved in writing by the City Council as Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed and operated in accordance with agreed specifications and locations set out in the strategy



Reason: In the interests of the protection of bat roosts and associated foraging and commuting areas pursuant Section 15 of the National Planning Policy Framework and pursuant to Policies EN15 and SP1 in the Manchester Core Strategy.

Table 1 Submitted Documents

Document	Condition Number
10454.010 Bat Lighting Strategy	14

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 planning Consultant
TEP