THE ENVIRONMENT PARTNERSHIP
PLANNING I DESIGN I ENVIRONMENT

401 Faraday Street
Birchwood Park
Warrington, WA3 6GA

01925 844004
tep@tep.uk.com
www.tep.uk.com

Twitter
LinkedIn
Facebook

Warrington I Market Harborough I Gateshead I London I Cornwall

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

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

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
10454.012 Hulme Primary Substation Biodiversity Gain Plan X10454.004 SSM BNG Metric 101045-00004-003 Proposed Site Plan G10454.002 Phase 1 Habitat Survey	8

A Habitat Management and Monitoring Plan is not required for this application because only off-site biodiversity units are being used to meet 10% net gain.

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

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