

Steven McCoombe

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

23 May 2025

Submitted via Planning Portal (ref: PP-14040313)

Dear Steve

Application for the Discharge of Condition 17 pursuant to 135278/FO/2022: Full Planning Permission for a Student Accommodation Development at St Gabriel's, Oxford Place

On behalf of our client, McLaren Property Limited ('the Applicant'), please find enclosed an application to discharge Condition 17 of planning permission 135278/FO/2022 at St Gabriel's, Oxford Place, Manchester ('the Site'), which requires a Biodiversity Enhancement Scheme. The permission was granted on 17th March 2023 for the following description of development:

'Erection of part 4 storey, part 5 storey buildings, together with the refurbishment and restoration of existing buildings to form student accommodation (sui generis) together with associated landscaping, cycle parking, car parking and associated works following demolition of certain existing buildings.'

Condition 17

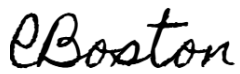
'Prior to first occupation of the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed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

In order to discharge this condition, the following reports have been submitted with this application:

- Metric 4.0 Calculation Tool (ref: RHE.2024)
- Biodiversity Impact Assessment, prepared by Rachel Hacking Ecology
- Biodiversity Enhancement Scheme, prepared by Rachel Hacking Ecology

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,

A handwritten signature in black ink that reads "Rebecca Boston". The script is cursive and fluid, with the first letter 'R' being particularly large and stylized.

Rebecca Boston

Planner

07494 649 563

Rebecca.Boston@ashtonhale.co.uk

AshtonHale Ltd