



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

6 March 2025
10454.008
Jonathan Pannell is dealing with this matter
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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 11 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 documents accompanying the application are listed in Table 1 below and are provided to discharge the following conditions:

Condition 11

11) Prior to the commencement of above ground works, a detailed scheme of off-site highway works, in order to provide tactile paving and double yellow lines, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:

- a) Tactile paving and dropped kerbs at the Birchall Way access*
- b) Double yellow lines to the access off Birchall Way and Upper Medlock Street associated with the substation.*

The approved scheme shall be implemented and be in place prior to first use of the commercial element of the development hereby approved and thereafter retained and maintained in situ.

Reason - In the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.



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Table 1 Submitted Documents

Document	Condition Number
101045-00010-003 Scheme of off-site highway works	11

The access off Upper Medlock Street is no longer proposed by the development and this change is shown in the scheme of off-site highway works (101045-00010-003). Therefore, only details of the Birchall Way access are shown on the plan.

For construction purposes, the proposed entrance off Birchall Way will not be used. Instead, the access road off Bonsall Street shall be used. This has been discussed with a Highways Engineer at Manchester City Council.

The fee of £215.00 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