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Manchester City Council
Planning,
Manchester City Council,
P O Box 532,
MANCHESTER,
M60 2LA

Submitted via the Planning Portal only

02 April 2025

Dear Sir/Madam,

Application for Discharge of Conditions (Planning Portal Reference: PP-13877225)
Site: Land Off Pitsford Road, Manchester

Introduction
We write on behalf of our client, Bellway Homes Ltd (Manchester Division), regarding the above site. Planning was granted on 14.03.25 under application reference 140311/FO/2024, for the following description of development:

'*Erection of a residential development (Use Class C3a) with associated landscaping, boundary treatment, infrastructure and ancillary works.'*

This submission outlines the information enclosed to discharge a number of conditions.

Conditions and Detail Submitted

Condition 3
This states the following:

'No works or vegetation clearance shall take place during the optimum period for bird nesting (March – September inclusive) unless nesting birds have been shown to be absent, or a method statement for the demolition including for the protection of any nesting birds agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.'

To address this condition, the following information is submitted:

- 80-901-R5-1 Nesting Bird Method Statement - Pitsford Road Miles Platting

Condition 5
This states the following:

'*Prior to the commencement of the development, an invasive non-native species management and monitoring plan, detailing all the species identified at the site and the precautionary working measures and waste disposal methods to be*

undertaken during the construction period, shall be submitted for approval in writing by the City Council, as Local Planning Authority.'

The following information is submitted to address this condition:

- Bellway Man Pitsford Rd IWMP NIGDN20189 22-11-23

Condition 6

This condition states the following:

'Prior to the commencement of the development, an updated badger survey shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any measures and mitigation outlined shall be implemented in line with a timescale agreed in writing with the City Council, as Local Planning Authority.'

The information to address this condition will be submitted as soon as possible.

Condition 7

This conditions states the following:

'Prior to the commencement of the development, a bat mitigation strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- *Methods for undertaking the pre-felling inspection by a suitably licenced ecologist for any trees remaining with bat roost suitability (PRF-I/PRF-M). The results of the inspection should be submitted and approved in writing by the City Council, as Local Planning Authority, prior to the removal of the trees.*
- *Details of the precautionary working measures, including use of machinery to reduce noise and vibration, to be undertaken during the construction period to ensure no disturbance impacts to bats.*
- *A suitable lighting design that considers the effects of lighting on foraging/commuting bats in addition to biodiversity features in general.*

The approved strategy shall be implemented as part of the development and any measures shall be implemented during construction works and before the development is first occupied.'

The following information is submitted to address this condition:

- 80-901-006 Biodiversity Enhancement Plan - Pitsford Road Miles Platting
- 80-901-L2 Lighting Statement - Pitsford Road Miles Platting
- 80-901-R7-1 PRA Tree Report - Pitsford Road Miles Platting

Condition 8

This condition states the following:

'Prior to the commencement of the development, a Construction Environmental Plan (CEMP) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should include appropriate measures to ensure safety and maintained access through the site for any such wildlife, as well as appropriate methods for the closure of the fox dens outside of the breeding season (March – September inclusive) if cubs are found to be present.'

The following information is submitted to address this condition:

- 80-901-R8 - CEMP Biodiversity - Pitsford Road Miles Platting

Condition 40

This condition states the following:

'Prior to the commencement of the development, a Habitat Plan for the off-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.'

Statutory legislation on the process of submitting the Biodiversity Gain Plan states the following:

'The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development. There is no separate application form for the submission of the Biodiversity Gain Plan. As with the discharge of other conditions which require approval of local planning authority, planning authorities will have 8 weeks to approve the Biodiversity Gain Plan (unless another timescale is agreed).'

Please could it be confirmed that this application adequately addresses the Statutory Biodiversity Gain Plan required?

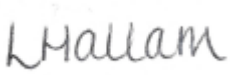
The following information is submitted to address this condition:

- Biodiversity Impact Assessment - Land off Pitsford Road Manchester – 2024
- GEDG 00011a Green Metric 27-3-25
- RHE.3991 - HMMP - Land off Pitsford Road Manchester – 2024
- RHE.3991 - Biodiversty Gain Plan - Land off Pitsford Road - 2025 (002)
- Fig 1 Cledford Lagoons Site Boundary A3
- Statutory_Biodiversity_Metric_Condition_Assessments - Pitsford Road – 2024

Summary

We trust that the enclosed information is sufficient to enable the Council to validate and positively determine the application, but should you require any further information, then do not hesitate to contact me.

Yours sincerely,



Laura Hallam
Graduate Planning Consultant

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Mobile: 07359 302449

Encl: as referenced.