

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO: Sue Wills, Principal Planning Officer

8th April 2025

Dear Sue,

RE: FORMER BELLE VUE STADIUM, MANCHESTER – APPLICATION TO DISCHARGE PLANNING CONDITIONS FOR APP REF: 122160/FO/2018.

Please find enclosed an application to discharge Conditions 4b, 20 a and b, 21, 29d and the re-discharge of condition 13 attached to Planning Permission Ref: 122160/FO/2018. The application has been submitted via the Planning Portal (PP-13873189) and includes the relevant supporting information as listed below.

The requisite application fee has been made payable to Manchester City Council via the Planning Portal.

Background

Condition 4b states:

“When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.”

This application is accompanied by a Completion/Verification Report prepared by E3P, dated April 2025.

Condition 20 a and b states:

- a) The development hereby approved shall be carried out in accordance with the document titled 'Energy Statement - Belle Vue' completed by Countryside Properties and the Planning Statement stamped as received by the City Council, as Local Planning Authority, on the 2nd October 2019.*
- b) A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.*

The following is submitted to support the discharge of this condition:

- Final Construction Energy Statement dated April 2025.

Condition 21 States:

“The development shall be carried out in accordance with the Crime Impact Statement (Version A) prepared by Design for Security at Greater Manchester Police dated 5th September 2018, stamped as received by the City Council, as Local Planning Authority, on the 17th December 2018. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation”

This DCON application is supported by Gold Award Certification issued by Secured By Design.

Condition 29d states:

“Dissemination of the results of the archaeological investigations commensurate with their significance including, for example, information boards and commemoration of the stadium's history, or a volume in the Greater Manchester's Past Revealed series”

An information board has been designed and prepared and enclosed herewith for review.

Condition 13 states:

“Prior to the commencement of the above ground works of the development hereby approved, a hard and soft landscaping treatment scheme shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.”

It is proposed to re-discharge this condition, it has become apparent that the 8no. highway trees that were originally intended to be replaced along the Kirkmanshulme Lane frontage, can no longer be installed due to services and infrastructure beneath the pavement. As such, they have been relocated within the site on one of the areas of amenity space as per the following drawings:

- 5797.03F LD Mar '25
- 5797.04F LD Mar '25
- 5797.04G LD Mar '25
- 5797.05E LD Mar '25
- 5797.06E LD Mar '25

Summary

I trust that the above provides sufficient information to discharge Conditions 4b, 20 a and b, 21, 29d and the re-discharge of condition 13 attached to Planning Permission Ref: 122160/FO/2018.

I look forward to receiving correspondence from the LPA once the application is validated. Should you require any further information in the meantime, please do not hesitate to get in contact.

Yours faithfully,

Rebecca Sowerbutts
Land & Planning Manager