

13 March 2025

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

FAO Jennifer Atkinson

Dear Jennifer,

**Manchester Digital Campus – Application for Discharge of Conditions 4, 5 and 6 of Planning Permission
Ref: 141607/FO/2024**

Please find enclosed a condition discharge application in relation to Planning Permission Ref: 141607/FO/2024 for the Manchester Digital Campus, Manchester City Centre. The application is submitted by Government Property Agency ('the Applicant').

This application is submitted to discharge Conditions 4 (Vegetation Clearance), 5 (Tree Works) and 6 (Invasive Non-Native Species Protocol) attached to Planning Permission 141607/FO/2024 which approved the following description of development:

"Creation of a new office campus comprising two office buildings (Use Class E), including: North Building comprising ground plus seven storeys (Use Class E) plus up to a total of two storeys of enclosed and exposed rooftop plant; and South Building comprising ground plus six storeys (Use Class E), plus up to a total of two storeys of enclosed and exposed rooftop plant, and also including flexible commercial uses (Use Class E and / or Use Class Sui Generis (p) and (q)) at ground floor and cycle parking; together with basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations and other associated works (including the establishment of new site levels for the proposed new park)."

Conditions Discharge

This section sets out the relevant documents that are submitted in support of the application for the discharge Conditions 4 (Vegetation Clearance), 5 (Tree Works) and 6 (Invasive Non-Native Species Protocol) attached to Planning Permission 141607/FO/2024.

The Note on Vegetation Removal and Tree Work (dated 5th March 2025) prepared by Collington Winter Environmental Ltd, as referenced in Table 1 below, has been reviewed by Greater Manchester Ecology Unit (GMEU) in advance of this submission. This document confirms there are no active nests identified on

Site and makes a recommendation for nesting bird checks each morning ahead of any clearance / a method statement for the works.

GMEU confirmed on 7 March 2024 that the information is considered suitable to enable the full discharge of Conditions 4 (Vegetation Clearance) and 5 (Tree Works).

A summary of the condition wording and information submitted is set out in Table 1 below.

Table 1: Conditions 4, 5 and 6 Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
4	Vegetation Clearance <i>"No vegetation clearance as part of the Enabling Phase shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the Enabling works."</i>	Full Discharge	Note on Vegetation Removal and Tree Work (dated 5 th March 2025) prepared by Collington Winter Environmental Ltd
5	Tree Works <i>"All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work"."</i>	Full Discharge	
6	Invasive Non-Native Species Protocol <i>"Save for site set up (including erection of hoardings, siting of cabins and securing of the site, and vegetation clearance), prior to the commencement of the Enabling Phase of the development, an invasive non-native species protocol for the Enabling Phase shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of wall cotoneaster the site within the Enabling Phase. The Enabling Phase shall be carried out in accordance with the approved protocol for the Enabling Phase of the development.</i> <i>If any invasive non-native species are found within the vegetation clearance works as part of site set-up, works will stop until an invasive non-native species protocol has been submitted for approval by the City Council, as Local Planning Authority."</i>	Full Discharge	Protocol for Invasive Non-Native Species (dated 10 th March 2025) prepared by Japanese Knotweed Solutions Ltd

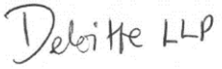
Summary

In addition to the Note on Vegetation Removal and Tree Work (dated 5th March 2025), prepared by Collington Winter Environmental Ltd, Protocol for Invasive Non-Native Species (dated 10th March 2025) prepared by Japanese Knotweed Solutions Ltd and this Covering Letter, the application also comprises the Application Form, submitted through the Planning Portal under Ref: PP-13842904.

A fee has been paid to Manchester City Council for £145, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Conditions 4, 5 and 6 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Jennifer Chatfield (0161 455 8084 / jchatfield@deloitte.co.uk) or Matt Lam (0161 455 8448 / mlam@deloitte.co.uk).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. It is contained within a rectangular box that has a thin black border and a light grey background.

For Deloitte LLP

Encl.