



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

14 January 2025
10454.008
Jonathan Pannell is dealing with this matter
07425846463
JonathanPannell@tep.uk.com

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 13 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 13

13) Above grounds works shall not commence until details of the Hedgehog Reasonable Avoidance Measures referred to in Section 5.9 of the Ecological Assessment (TEP), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure the protection of habitat and species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.



Table 1 Submitted Documents

Document	Condition Number
10454.007 Hedgehog Precautionary Working Method Statement	13

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