



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

26th November 2024
10454.005
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 conditions 9, 10 and 15 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 9

9) Prior to the commencement of above ground work and notwithstanding the details shown on drawing nos. 101045/00004 rev 002 and 101045/00008 rev 002, received on 10 July 2024, details of the weld mesh type fencing to be used as perimeter security fencing shall be submitted to and be approved by the City Council as Local Planning Authority. The development shall thereafter be implemented and maintained in accordance with the approved details.

Reason - In the interests of visual amenity and site security, pursuant to Policies SP1 and DM1 in the Manchester Core Strategy.

Condition 10

10) Prior to the commencement of development, a Construction Method Statement shall be submitted to, and approved in writing by the City Council as Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. the designated route for construction and delivery vehicles
2. the parking of vehicles of site operatives and visitors
3. loading and unloading of plant and materials
4. storage of plant and materials used in constructing the development
5. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
6. wheel washing facilities
7. measures to control the emission of dust and dirt during construction
8. a scheme for recycling/disposing of waste resulting from demolition and construction works
9. hours of working

Reason - In the interest of pedestrian and highway safety and residential amenity, as specified in policies SP1 and DM1 of Manchester Core Strategy

Condition 15

15) Prior to the commencement of above ground works, a hard and soft landscaping treatment scheme shall be submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the building works are completed. 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.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

Table 1 Submitted Documents

Document	Submitted in Reference to Conditions
Palisade Fencing Details with Weldmesh (101045-00009-001) Date: 11/24	Condition 9
Construction Management Plan (25.11.24 Version 1.0) Date: 25/11/24	Condition 10
Proposed Site Plan (101045-00004-002) Date: 04/24	Condition 15

Condition 15 – A hard landscaping plan has been submitted. This plan shows the hard landscaping features of lime chippings and the tarmac access track. No soft landscaping is proposed on the substation site because of operational risks such as tree roots damaging cables and security risks such as people using vegetation to climb over fencing. Therefore, all planting proposals are being delivered off-site to provide the required 10% BNG.

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