

01 October 2024

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
Po Box 532
M60 2LA

Dear Lucy,

1 Gallery Gardens, Manchester M15 4JY – Application for Discharge of Condition 3 attached to Planning Permission 124302/FO/2019

Please find enclosed an application for the discharge of Condition 3 (Bat Survey) attached to Planning Permission 124302/FO/2019. The Planning Permission relates to the demolition of existing structure and the construction of two buildings, comprising 366 units and ground floor commercial space (“the Gallery Gardens scheme”). The Applicant is Drum Capital Projects Ltd.

The site is approximately 0.38ha and bound by Ellesmere Street to the north, Phoenix House to the east, Chester Road to the south, and Hulme Hall Road to the west.

2 Background

The description of development as stated on the decision notice is as follows:

“The demolition of the existing building on site and the erection of a residential-led mixed use development within two build blocks ranging from 8 to 18 storeys in height. The development consists of 366 residential units (C3); 217 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements and other associated works.”

A Non-Material Amendment (NMA) was approved by Manchester City Council (MCC) as the Local Planning Authority (LPA) on 7 August 2024 (Ref. 140495/NMC/2024), which has now been implemented. The NMA amended Conditions 2,4, 5, 6,7, 8, 11,12,13,14 and 17 in order to facilitate the laying out of the access road to the site.

This application seeks to discharge Condition 3 attached to the planning permission, as amended.

3 Condition Discharge

The following details have been submitted as part of this application.

Table 1

Condition (original decision notice)	Documents Submitted	Partial or Full Discharge
3) The demolition of Building 1, as identified in the Bat Survey Map (drawing number Figure C6) in Appendix 3 of the Bat Roost Assessment (BRA) and Bat Emergence Surveys Rev 3 dated 13 January 2020 by Urban Green, shall not commence unless and until the City Council as local planning authority has been provided with either: a) Evidence of a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence.	License issued by Natural England (Doc Ref Licence - 2024-68907-EPS-MIT) to address part a) of Condition 3. Therefore, part b) would not be required.	Full Discharge

4 Documents Submitted

- Application Form
- License issued by Natural England (**Doc Ref Licence - 2024-68907-EPS-MIT**)

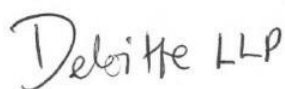
5 Summary

The application comprises this covering letter, the supporting information set out in Table 1 and the requisite forms. We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the partial discharge of Condition 3, as outlined above.

The application has been submitted through the Planning Portal and the reference number for this application is PP-13366158. A fee has been paid to Manchester City Council for £215, in addition to any administrative fees by the Planning Portal, in respect of the requisite application fee.

If you require any further details, please do not hesitate to contact Frances Hampson (0161 455 6766 / fhampson@deloitte.co.uk)

Yours sincerely



Deloitte LLP