

3rd October 2024

Delivered via Planning Portal

Holly Wright
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
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Dear Holly,

APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 28 AND 29 ATTACHED TO PLANNING PERMISSION REF. 135544/FO/2022 - 466-472 MOSS LANE EAST

On behalf of our clients, Alumno Group, I am pleased to enclose an application to discharge condition nos. 28 and 29 attached to planning permission ref. 135544/FO/2022 which was approved by Manchester City Council ('the Council') on 24th November 2023. This application is submitted via Planning Portal (ref. PP-13458388) accompanied by the requisite planning fee of £145.00.

Background

As you will be aware, planning permission ref. 135544/FO/2022 was granted by the Council in November 2023 for development at 466-472 Moss Lane East in line with the following description:

"Erection of part nine, part eight, part seven storeys building for use as purpose built student accommodation and conversion of 466-468 to purpose built student accommodation use with link, associated landscaping, access and cycle parking following demolition of 470 - 472 Moss Lane East".

This was accompanied by listed building consent ref. 135545/LO/2022 for the following works:

"Internal and external alterations and extension, in the form of a link building to 466 to 468 Moss Lane East to facilitate its conversion to purpose-built student accommodation".

The Council is currently in the process of determining a range of proposed design changes to these consented development under application refs. 139659/JO/2024 and 139660/JO/2024. In the interest of not delaying the project programme and envisaged start on site date, this application has been made to discharge the requirements of 2 no. pre-commencement conditions.

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Condition 28

Condition 28 relates to the requirements of a Landscape and Ecological Management Plan and states:

“A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the LEMP shall include the following.

- a) Description and evaluation of features to be managed.*
- b) Ecological trends and constraints on site that might influence management.*
- c) Aims and objectives of management.*
- d) Appropriate management options for achieving aims and objectives.*
- e) Prescriptions for management actions.*
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- g) Details of the body or organization responsible for implementation of the plan.*
- h) Ongoing monitoring and remedial measures.*

The LEMP shall also include details of the legal and funding mechanisms by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of condition 28:

- Landscape & Ecological Management Plan (LEMP) (RT-MME-162994-01)

The abovementioned LEMP confirms the biodiversity features incorporated within the proposed development including new tree planting, a green roof and bird and insect boxes. The LEMP outlines an implementation programme for these features in addition to outlining maintenance regimes. Monitoring will principally comprise field surveillance visits carried out at regular intervals during the management period by a suitably qualified ecologist. These visits will be carried out in scheme years 1, 3, 5, 10, 15, 20, 25 and 30. The LEMP will be implemented by the development’s operators ‘Homes for Student’ and any appointed subcontractors.

Condition 29

Condition 29 relates to obtaining a Natural England bat license and states:

“The following works demolition of 470, Moss Lane East as identified in Dusk Emergence And Dawn Re-Entry Bat Surveys report by Middlemarch dated September 2022 (ref RT-MME-158448), shall not in any circumstances commence unless the local planning authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 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”

The following documents have therefore been submitted in support of this application in order to satisfy the requirements of condition 29:

- Bat Surveys and Mitigation Strategy (162772-02 Rev A)
- Email correspondence from Natural England relating to licensable activities (dated 2nd October 2024)

Given the presence of bat roosts within the non-listed building to be demolished as part of the proposals a license is required from Natural England. A formal application was made to Natural England in September 2024. Natural England subsequently confirmed via email on 2nd October that it was satisfied that the works fall within the remit of WML-CL21 (also known as a 'Low Impact Bat Licence') and that the three tests have been met. The email confirms that the site is registered and that the building can be demolished under class license WML-CL21.

I trust you have all the information that you require to validate this application and approval the submitted details. However, should you require any further information, please do not hesitate to contact me.

Yours sincerely,



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