Reference: CBB condition discharge
Email: planning@manairport.co.uk

David Lawless
Planning, Development Management South
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

13th June 2024

Dear David

Application to Discharge Pre-Commencement Conditions 3 and 9 Attached to Planning Permission 132366/JO/2021 – Land to the South of Wilmslow Old Road and to the West Aviation Viewing Park, Manchester, WA15 8XQ.

Please find attached an application for approval of details reserved by condition relating to planning permission 132366/JO/2021. This application seeks to discharge pre-commencement conditions 3 (surface water drainage) and 9 (bats) for the entirety of the development.

This application follows a previous application to discharge conditions 3, 4, 10, 11, 18 and 19 as they applied to Phase 1 of the development and to discharge condition 15 for the entirety of the development. This was approved on 13th June 2023 (MCC reference: CDN/22/0370). Phase 1 of the development comprised an area of new car parking adjacent to the Runway Visitor Park overflow car park. Permission 132366/JO/2021 has been formally commenced in the Phase 1 area.

The enclosed submission provides information for the surface water drainage scheme for the remainder of the Site, as well as the methodology for surveying Vicarage Cottages for bats. A description of the conditions and details of the supporting documentation are set out below.

Condition 3 – Surface Water Drainage

Wording	With the exception of site clearance, no development, or any phase thereof, shall commence until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to the local planning authority for approval in writing except where that phase would involve connection to the foul drainage network when the details for the full site will be required. The surface water drainage scheme shall include a timetable for implementation and details of the future management and maintenance of the scheme.
Supporting Material	The following supporting information has been submitted with the application: <u>Drawings</u> • 60719865-ACM-CBB-XX-DR-CE-000510 P04 – Proposed Surface Water Drainage

Olympic House
Manchester
M90 1QX
United Kingdom

• 60719865-ACM-CBB-XX-DR-CE-000520 P04 – Drainage Standard Details (Sheet 1 of 4) • 60719865-ACM-CBB-XX-DR-CE-000521 P04 – Drainage Standard Details (Sheet 2 of 4) • 60719865-ACM-CBB-XX-DR-CE-000522 P04 – Drainage Standard Details (Sheet 3 of 4) • 60719865-ACM-CBB-XX-DR-CE-000523 P02 – Drainage Standard Details (Sheet 4 of 4) • 60719865-ACM-CBB-XX-DR-CE-000550 P03 – Indicative Cascade Cross Section <u>Documents</u> • Clough Bank B Drainage Strategy, prepared by AECOM, dated 27/05/24

Condition 9 - Bats

Wording	Any trees or buildings to be removed to facilitate the scheme shall be inspected for the possible presence of bats prior to removal work commencing. A methodology for the surveying of Vicarage Cottages, based on the details contained within the AECOM letter stamped as received on 29th May 2019, shall be submitted to and approved by the City Council as local planning authority and thereafter undertaken in accordance with those approved details. If bats are found to be present then all tree removal and demolition work shall cease and no further work shall proceed until a scheme to mitigate the impact on bats has been submitted to and approved in writing by the Council as local planning authority. Any such scheme shall be implemented in full in accordance with the approved details and a timetable agreed in writing by the Council as local planning authority.
Supporting Material	The following supporting information has been submitted with the application: • Letter to Manchester City Council, prepared by AECOM, dated 29th May 2019 • Document titled 'Bat Survey Methodology for Vicarage Cottages'

The submission has been made online via the Planning Portal (Ref. PP-13151035) and the requisite application fee has been paid electronically to the Planning Portal.

I trust that you have all of the information required to discharge the conditions referred to above and look forward to validation of the application. Should you have any queries about the submitted information please do not hesitate to contact me.
Yours sincerely,

NJ Belford

Natalie Belford, MRTPI
Senior Planner