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27 March 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

FAO Michael Pearson

Dear Michael

All Saints Library, Manchester
Application for Discharge of Condition 4 of Planning Permission Ref: 138424/FO/2023

Please find enclosed a condition discharge application in relation to All Saints Library, Manchester, approved under Planning Permission Ref: 138424/FO/2023. The application is submitted by Manchester Metropolitan University ('the Applicant').

This application is submitted to discharge Condition 4 attached to the Planning Permission, which has the following description of development:

"Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works."

Conditions Discharge

This section sets out the relevant condition and documentation that is submitted in support of the application for the discharge of Condition 4, which relates to works to trees, shrubs or vegetation clearance during the main bird breeding season between 1 March and 31 August inclusive in any year.

The Applicant wishes to carry out pollarding of the five existing trees along Oxford Road in accordance with the approved landscaping management plan, commencing on 7 April 2024. As these works will fall within the main bird breeding season (which commenced on 1 March), an experienced ecologist will attend the Site immediately before the works are due to commence (on 5 April 2024) in order to assess the five trees for any active birds nests. Following this survey, written confirmation of the findings will be submitted to the Local Planning Authority to allow the discharge of Condition 4.

Assuming no evidence of nesting birds is found during the surveys on 5 April, as required through the wording of the condition, the tree pollarding will immediately commence on 7 April 2024.

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Table 1 below confirms the documents submitted in support of this application.

Table 1: Condition, Partial/Full Discharge and Information Submitted

Condition Wording		Partial or Full Discharge	Documents Submitted
4	No works to trees, shrubs or vegetation clearance shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority.	Full Discharge	Landscaping Management Plan (as approved by 138424/FO/2023) Written confirmation from a suitably qualified ecologist (to follow)

Summary

In addition to the document listed in Table 1 and this Covering Letter, the application also comprises the application form.

The Application has the Planning Portal reference: PP-12893354 and the application fee of £209 in addition to the prerequisite Planning Portal service charge will be paid online.

We request the Local Planning Authority's written consent that the enclosed information is sufficient to allow the discharge of Condition 4 as outlined above. If you require any further details, please do not hesitate to contact my colleagues Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Yours sincerely

Deloitte LLP

For Deloitte LLP

Encl.