



Our Ref: 04C001868
Your Ref: PP- 13147327

11 York Street
Manchester
M2 2AW

T: +44 (0)161 228 1001

avisonyoung.co.uk



12 June 2024

Steven McCoombe
Manchester City Council
P O Box 532,
Manchester,
M60 2LA

Submitted via the Planning Portal (Ref: PP-13147327)

Dear Steven,

Aldi Foodstore, The Imperial Lounge Victoria Avenue East Manchester M9 7HW – Discharge of Condition 15

On behalf of our client, Aldi Stores Ltd ('Aldi') please find enclosed an application for approval of details reserved by condition 15 of planning permission ref. **133148/FO/2022** at The Imperial Lounge, Victoria Avenue East, Manchester, M9 7HW.

The condition discharge application has been submitted online via the Planning Portal and a payment of £215 has been made on submission of the application (PP-13147327). This letter sets out the information submitted and the condition wording to which they relate.

Condition 15

Condition 15 reads:

"Prior to first occupation of the retail unit hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter."

Reason -To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF)."

Accompanying this submission is a Wildlife Enhancement Plan, prepared by Collington Winter Environmental and also a Landscape plan, that incorporates a planting schedule, prepared by Vector.

The Wildlife Enhancement Plan outlines a proposed layout plan detailing where the nesting/roost features are to be positioned, the specification of the types of physical features to be used, with specific targeting of certain species identified onsite during previous ecological surveys. This involves physical enhancements for both bats and birds. The accompanying plan within the Wildlife Enhancement Plan document also outlines the implementation aspect of the Wildlife



Enhancement Plan. The Landscape Plan includes details of the planting, outlining a full planting schedule.

It is considered that the enhancements proposed to the site for biodiversity purposes in tandem with the planting schedule are proportionate to the scheme, and that the and that the requirements of condition 15 are therefore met when read in conjunction with the accompanying documents.

Summary

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Danny Cremen'.

Danny Cremen
Planner

0161 956 4066

Danny.Cremen@avisonyoung.com

For and on behalf of Avison Young (UK) Limited