Dalton Fields, Wilbraham Road, Chorlton

Full Planning Ref: 135604/FO/2022

Discharge of Conditions Application – Condition 15 (Soft Felling)

Background: -

Manchester City Council (MCC) granted full Planning permission in October 2023 (LPA Ref: 135604/FO/2022) for the 'erection of a 65 dwellings (Use Class C3(a)), with associated infrastructure, including landscaping, ecological mitigation, drainage and car parking, access from Wilbraham Road, and demolition of garage to the rear of 354 Wilbraham Road', subject to a number of conditions.

This application (Planning Portal Ref: PP-12540362) seeks to discharge condition 15 of the Full Planning approval as follows: -

Condition 15: -

"The removal of trees with low bat roosting potential may have the potential to cause harm to bats as identified in the Ecological Impact Assessment Tyler Grange and shall not in any circumstances occur unless soft felling techniques have been provided to and agreed in writing by the local planning authority.".

To enable the discharge of this condition the following documents have been submitted:

- Tree Felling Protocol - 14807_R06_WR
- Email confirmation extract