

Our Ref: 24000824
Your Ref: 143287/FO/2025

08th April 2026

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Dear Sir/Madam

Application to Discharge Condition 3 of Planning Permission Ref: 143287/FO/2025

Cadent Gas Limited –Installation of a kiosk to house a gas governor in Fog Lane Park including an adjacent area of hard standing for the parking of site operative maintenance vehicles, and perimeter fencing (143287/FO/2025)

Dalcour Maclaren (DM) write on behalf of Cadent Gas Limited ('Cadent Gas') to formally request the discharge of Condition 3 attached to planning permission 143287/FO/2025 granted on 19/09/2025, in relation to the proposed gas governor kiosk to be installed at Fog Lane Park, Fog Lane, Manchester, M20 6SN (NGR: SJ 85457 91769).

Condition 3 requires:

- (a) Notwithstanding the details shown on the approved plans, the development hereby permitted shall not become operational until full details of a tree replacement scheme have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location of trees to be planted, size, species and numbers/densities of trees together with a scheme for the timing of the implementation scheme.*
- (b) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.*

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

Following liaison between DM, Cadent Gas, the planning case officer (Jake Walther), and Manchester City Council Arboricultural Team (including William White and Caroline Berresford), it has been agreed that a financial contribution will be provided in lieu of direct on-site tree replacement planting. This approach is required due to on-site constraints, such as the limited site area and developed operational nature, which limit planting opportunities. The proposed financial contribution will allow an alternative off-site tree replacement scheme to be delivered in the wider vicinity as compensation. The planning officer has confirmed that this approach is acceptable to discharge Condition 3.



The Arboricultural Team has identified suitable off-site planting locations within the Fog Lane Park ward, and has confirmed that four replacement trees will be required, reflecting the loss of two trees and two tree groups identified in the approved plans.

The Arboricultural Team has provided a planting cost of £1,082.20 per tree, inclusive of supply, planting, watering, maintenance and inspection. Accordingly, the agreed total contribution is: £4,328.80 (excl. VAT) (£1,082.20 × 4 trees).

As per the attached email correspondence, as of Friday 27th February 2026, DM, on behalf of Cadent, has instructed the tree purchase and requested an invoice for the works. This invoice has now been received from Manchester City Council on 02nd April 2026 and has been passed to our client for payment. Cadent will make payment within 42 days of the invoice date.

In anticipation of this payment being processed imminently, this application to discharge Condition 3 is being submitted. Once payment has cleared, we are happy to provide formal evidence of payment to the case officer to support this application discharge.

Once the planting has been undertaken by Manchester City Council Arboricultural Team, we kindly request that in order to ensure compliance with the condition, a brief report be provided to Cadent confirming that the works have been undertaken with photos of the planted trees.

We look forward to receiving confirmation that this condition can be discharged, however, should you have any further comments or questions relating to this, please do not hesitate to contact us.

Yours faithfully,

Libby Webster

For and on behalf of Cadent Gas Limited