

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

26-02-2026

Dear Michael

**RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING APPLICATION TO DISCHARGE CONDITION 13 (ECOLOGICAL MEASURES) AND
CONDITION 14 (EV CHARGERS)
PLANNING CONSENT: 141586/FO/2024**

Please find enclosed a planning application to discharge condition 13 (Ecological Measures) and condition 14 (EV Chargers) of Planning Consent ref. 141586/FO/2024 concerning Castlefield House, Liverpool Road, Manchester.

The application has been made on behalf of the applicant, Castlefield House Properties Limited, and has been submitted online via the Planning Portal (ref. PP-14739655).

The application comprises completed planning application forms and a series of plans and specifications which are set out in the table below.

BACKGROUND

On 4th March 2025, the following application was approved by Manchester City Council:

'Exterior alterations to elevations and public realm improvements, including alterations to parking at Castlefield House.'

This application is seeking to fully discharge conditions 13 and 14.

DISCHARGE OF CONDITIONS 13 AND 14

This discharge of condition application is supported by a suite of documents which are outlined in Table 1.0 below.

TABLE 1.0 – Documentation

No.	Condition	Information Submitted
13	Prior to the completion of the development, a scheme for the provision of bird and bat boxes on site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall be implemented prior to the completion of the development and shall thereafter be retained and maintained for the lifetime of the development. <i>Reason – In the interest of securing a biodiversity net gain on site in accordance with Core Strategy Policies DM1 and EN15, and the National Planning Policy Framework.</i>	• CH_SK-12 – Bird _Bat Boxes – Rev A • Photo 1: Installed Bird Box • Photo 2: Installed Bat Box
14	a) Prior to the completion of the development, details of the provision of electric vehicle charging infrastructure on site will be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall be implemented prior to the completion of the development and shall thereafter be retained and maintained for the lifetime of the development b) Within one month of the completion of the development a verification report confirming the installation of the approved works shall be submitted to and approved in writing by the Local Planning Authority. <i>Reason – In the interest of promoting sustainable forms of transportation to and from the application site, and improving the air quality of the City Centre in accordance with Core Strategy Policies CC5, EN16 and DM1, Places for Everyone Plan Policy JP-S6, and the National Planning Policy Framework.</i>	• CH_SP-01-P5 – EV

CLOSURE

I trust the enclosed is satisfactory to allow you to register the application and I look forward to acknowledgement of its receipt. Should you wish to discuss the information provided or have any queries please do not hesitate to contact me.



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Yours faithfully,



Phoebe Threlfall
Associate Director