
Discharge of Conditions Application – Ref 142989/VO/2025 – Additional Information for application (PP-14539136)

From Theo Beedle <[REDACTED]>
Date Thu 19/02/2026 10:44
To Planning <Planning@manchester.gov.uk>
Cc Sue Wills <[REDACTED]>

 1 attachment (463 KB)
40692-PML-00-DR-A-000024-C01-Tree_Root_Protection.pdf;

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Dear Sir/Madam,

We have submitted an application for Approval of Details Reserved by Condition (Discharge of Conditions) relating to the pre-commencement conditions for the site at Yew Tree Road, Manchester, M20 3ER, under full planning permission reference 142989/VO/2025.

The Planning Portal reference number for this application is PP-14539136.

The conditions we are seeking to discharge within the application are as followed:

- Condition 3 – Construction Management Plan
- Condition 4 – External Materials
- Condition 7 – Surface Water Drainage Layout
- Condition 16a – Acoustic Insulation (Noise Assessment)
- Condition 19 – Positions, design, materials, and type of boundary treatments/gates
- Condition 23 – Hard and Soft Landscaping
- Condition 25 – Habitat Management and Monitoring Plan

We understand that the application is currently awaiting the nominee to make the required payment.

As advised, we wish to submit the attached additional information relating to the proposed tree protection measures for approval. We request that this information is considered in order to part discharge the requirements of Condition 22 (part C), and that this condition is added to the discharge of conditions application.

For clarity, Condition 22 states:

"(22) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained in the Arboricultural Impact Assessment rev.A dated 1st May 2025 on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local Planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012)."

Please confirm receipt of this information and advise if anything further is required.

Kind regards,
Theo Beedle
Architectural Technician



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