Manchester City Council
Planning & Regeneration
Town Hall Extension
Manchester
M60 2LA

Ref: 22-053

Via Planning Portal (reference PP-14585483)

Date: 11 February 2026

Dear Sir, Madam

On behalf of the applicant, Manchester City Football Club Limited, this letter accompanies a conditions discharge application in relation to approved planning permission ref:

138987/FO/2024; *Erection of a two storey side extension to former bank to form training facility with associated earthworks, landscaping, boundary treatment, parking and access.*

We seek permission to formally discharge the following conditions:

- Condition 20b – Lighting scheme verification
- Condition 25b – Noise levels of external plant/equipment, acoustic survey and verification report
- Condition 35b – Biodiversity net gain verification report
- Condition 36 – Landscape environmental management plan

This application comprises the following documents:

- C00311-E008-AF-External Lighting Layout cw pictures
- Environmental Noise Report
- MCWFC - Biodiversity Net Gain Verification Visit
- MCFC Womens First Team Facilities LMP V1

The required planning application fee of £383.00 inc. VAT has also been paid via the Planning Portal.

We trust that the enclosed information is sufficient to enable you to validate the application and I look forward to receiving confirmation at your earliest convenience. Please contact me should you require any further information.

Yours Faithfully

Andrew Callicott
Senior Architectural Designer

Condition 20 – Lighting Scheme

(b) Prior to first use of the development, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements approved as part of part (a) of this condition. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

C00311-E008-AF-External Lighting Layout cw pictures

Condition 25 – Noise Levels of External Plant Equipment

(b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning

Authority. Any measures shall thereafter retained and maintained in situ.

Environmental Noise Report

Condition 35 – Biodiversity

(b) Prior to the first use of the development agreed within part (a) of this condition, a verification report for that development will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition.

Biodiversity Net Gain Verification Visit

Condition 36 – Landscape Environmental Management Plan

Prior to the first use of the development, a detailed 30 year landscape environmental management plan (LEMP) for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas for the relevant development will be maintained including maintenance schedules and repairs.

The LEMP shall then be implemented as part of the relevant phase of development and remain in for the duration of the plan.

MCFC Womens First Team Facilities LMP V1