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Manchester City Council
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Date: 14 May 2026
Our ref: 71757/01/SPM/HR/41042849v1
Your ref: PP-14902089

Dear Sue

Renshaw House, Hyde Grove, Manchester, M13 9LQ

Application to Discharge Conditions 3, 7(a), 10(b), 21(a), 29 and the Statutory Biodiversity Condition attached to the Full Planning Permission (ref. 140060/FO/2024)

On behalf of our client, BDP Construction Ltd, Lichfields is pleased to enclose an application for the approval of details reserved by Conditions 3 (Construction Management Plan), 7(a) (Local Labour Proposal), 10(b) (Site Investigation), 21(a) (Refuse & Recycling) and 29 (Habitat Management and Maintenance Plan) attached to the planning permission at the above site (ref. 140060/FO/2024). This application also seeks to discharge the statutory biodiversity gain condition in relation to the planning permission.

An application to discharge conditions attached to the planning permission at the site (ref. CDN/26/0101) [the Previous Application] was part approved and part refused on 17 April 2026. This application is a resubmission of the Previous Application and responds directly to comments provided on the decision notice relating to Conditions 3, 7(a), 10(b), 21(a) and 29.

This application has been submitted to Manchester City Council via the Planning Portal (ref. PP-14902089). Together with this covering letter the application comprises the following documents:

- Completed Application Forms;
- Construction & Demolition Management Plan;
- Site Logistics Plan (ref. AD(0)001 rev. B);
- Local Labour, Employment and Skills Strategy;
- Local Labour Employment and Skills Strategy Addendum dated 21 April 2026;
- Local Labour Key Performance Indicator Proposal Template;

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- Phase II Site Investigation (ref. NE-26-004/SI);
- Post Demolition Contamination Assessment;
- Ground Gas Risk Assessment Report;
- Refuse & Recycling Storage & Collection Strategy;
- Refuse & Recycling Storage & Collection Addendum;
- Refuse Management Plan (ref. AD(0)002);
- Habitat Management and Maintenance Plan prepared by e3p (ref. 81-561-R3); and,
- Biodiversity Gain Plan.

The requisite application fee of £400 was paid at the time of submission.

Condition 3 (Construction Management Plan)

Condition 3 requires the submission of a detailed demolition and construction management plan outlining working practices to the Local Planning Authority [LPA].

A Construction & Demolition Management Plan [CDMP] prepared by BDP Construction Ltd and Construction & Traffic Management Plan & Pedestrian Management Plan (addendum) was submitted as part of the Previous Application. The decision notice for the Previous Application requested clarification with respect to the siting and double stacking of welfare units and the proposed siting of skips.

An Updated Site Logistics Plan (ref. AD(0)001 rev. B) is submitted as part of this application. Welfare units have been moved away from the western site boundary of the site. The plan confirms that a 1m offset will be maintained at all times and that no egress points will be blocked. The plan also confirms that the site cabins will be located clear of neighbouring windows.

During the determination of the Previous Application, additional information was also requested with regard to dust and mud mitigation measures to be implemented during the construction phase. A separate note setting out the dust and mud mitigation measures to be imposed is appended to the CDMP. The dust mitigation measures include damping down of working areas, limiting drop heights, covering materials and maintaining site housekeeping measures. To prevent the spread of dust and debris, all vehicles will be carrying loose materials will be sheeted prior to egressing the site and deliveries will be controlled and coordinated to reduce unnecessary vehicle movements. Suitable hardstanding at the site access, wheel cleaning facilities, regular inspection of the site access and surrounding highway and a road sweep will be implemented to control mud. Regular monitoring will be undertaken to ensure that mud and dust is appropriately controlled.

The CDMP and accompanying appendices, together with the Site Logistics Plan, are considered to fulfil the requirements of Condition 3 and address the comments raised during the determination of the Previous Application. We therefore request that Condition 3 is discharged.

Condition 7(a) (Local Labour Proposal)

Condition 7(a) states that details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted to the LPA for approval.

During the determination of the Previous Application, the LPA requested additional key performance indicator-based information relating to local labour outcomes and apprenticeships for Manchester City Council residents, school and college engagement and employment support provision.

A Local Labour, Employment and Skills Strategy [LLSS], LLSS Addendum and Local Labour KPI Proposal Template are submitted as part of this application. The Local Labour KPI Proposal Template and LLSS Addendum are prepared to respond to comments raised during the Previous Application. These documents set an indicative target of four newly created jobs, two of which will be Manchester City Council residents, and one apprenticeship for a Manchester City Council resident. The documents also set an indicative target of dedicating 12 hours to supporting young Manchester residents (to the age of 24) and 12 hours of support for unemployed Manchester residents (over the age of 24). An indicative target of two weeks' worth of work placements or pre-employment training for Manchester secondary school and further education students, and 2 weeks of work trials for Manchester job seekers is also proposed.

The revised information is considered to fulfil the requirements of Condition 7(a). We therefore request Part a of the condition is discharged. In accordance with Part b of Condition 7, a detailed report pursuant to the information provided within this application will be submitted to the LPA within one month prior to construction works being completed.

Condition 10(b) (Site Investigation)

Condition 10(a) requires the development to be implemented in accordance with the Phase 1 Desk Study Report (February 2024). Condition 10(b) requires the submission of a scheme for the investigation of the site and identification of remedial measures to the LPA. A Phase II Site Investigation (ref. NE-26-004/SI) submitted under the Previous Application is considered to fulfil the requirements of Condition 10(b). During the determination of the Previous Application, the LPA requested additional information in relation to ground gas monitoring results and additional sampling beneath the existing structure.

A Ground Gas Risk Assessment (dated 8 May 2026) [GGRA] and Post Demolition Contamination Assessment (ref. NE-26-004/PD) [PDCA] prepared by Solmek are submitted as part of this application. The GGRA states that six visits have been carried out between January 2026 and April 2026 to assess the potential risks posed by ground gases. The GGRA confirms that carbon monoxide, hydrogen sulphide and methane were not detected. Carbon dioxide concentrations were recorded between 0% and 0.70%, oxygen levels were between 19.00% and 20.30% and flow rates were recorded between 0.00l/hr and 2.20l/hr. Based on these results, no ground gas precautions are required. The GGRA also confirms that no radon protection measures are necessary.

The PDCA has been prepared to determine the contamination of the areas beneath building footprints that could not previously be investigated. Three machine excavated trial pits to a maximum depth of

1.4m below ground level were carried out. The PDCA confirms that the risk during construction and to future residents will be low to moderate in all circumstances.

The information provided as part of this application is considered to fulfil the requirements of Condition 10(b) and address the reasons for refusal under the Previous Applications. We therefore request that Condition 10(b) be discharged.

Condition 21(a) (Refuse & Recycling)

Condition 21 states that a scheme for the storage and disposal of refuse (including pulpable recyclables and food waste) for the development shall be submitted to the LPA for approval. A Refuse & Recycling Storage Collection Strategy and Refuse Management Plan was submitted as part of the Previous Application. For completeness, these documents are also submitted as part of this application.

The decision notice for the Previous Application requested additional information in relation to pulpable recycling and food waste, and the type and capacity of waste storage, frequency of collection and whether waste would be collected by the Council or private waste collection operative.

A Refuse & Recycling Storage and Collection Strategy Addendum is submitted as part of this application. The Addendum provides the additional details required by the decision notice for the previous application, confirming that provision will be made for pulpable recycling and food waste. The Addendum confirms that the development will include a dedicated refuse store at ground level accommodating 4 x 1100 litre Eurobins for general waste and recycling, as well as separate bins for food waste, sized and provided in accordance with Manchester City Council requirements, and additional capacity for pulpable recyclables. Waste will be collected from Hyde Grove in accordance with the approved servicing strategy. Bins will be presented for collection by the building management company.

The information provided is considered to accord with the requirements of Condition 21(a) and address the request for additional information under the Previous Application. We therefore request Condition 21(a) be discharged.

Condition 29 (Habitat Management and Maintenance Plan)

Condition 29 requires the submission of a written 30-year Habitat Management and Maintenance Plan [HMMP] to the LPA for approval. A 30-year HMMP prepared by e3p (ref. 81-561-R3-1) is submitted as part of this application.

The HMMP confirms that native hedgerow, urban trees and mixed scrub will be retained and enhanced. Biodiversity improvements include planting of ornamental hedgerow, species-rich native hedgerow, urban trees, modified grassland and shrub. Section 4 of the HMMP sets out the condition assessment criteria and proposed management tasks for retained and proposed habitat. Appendix 3 of the HMMP sets out the management and monitoring schedule for the site.

Management of the newly created habitats will be maintained for the first year by the Landscape Contractor responsible for the implementation of the works, until such a time that the site is handed over to a management company. The HMMP also provides details for future monitoring and reporting, including a commitment to report on years 1, 2, 5, 10, 20 and 30.

The details set out in the HMMP are considered to meet the requirements of Condition 29. We therefore request that the condition is discharged.

Statutory Biodiversity Gain Condition

The biodiversity gain condition has its own statutory basis, as a planning condition under Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021).

This application is accompanied by a Biodiversity Gain Plan and Biodiversity Net Gain Metric prepared by e3p. The information submitted as part of this application details the approach taken to achieve a minimum 10% biodiversity net gain through on-site enhancement.

The Biodiversity Gain Plan submitted as part of this application confirms that the target net gain will be achieved on site, through the retention of native habitats and significant onsite enhancement including planting of trees, species rich native hedgerow and scrubs. The proposed measures will result in an 89.66% increase in area habitat and 13.79% increase in hedgerow units.

Overall, the documentation submitted as part of this application is considered to fulfil the requirements of the statutory biodiversity gain condition in full.

Concluding Remarks

We trust that the enclosed information is sufficient to allow for the discharge of Conditions 3, 7(a), 10(b), 21(a), 29 and the biodiversity gain condition attached to the full planning permission (ref. 140060/FO/2024) at Renshaw House, Hyde Grove, Manchester.

Please do not hesitate to contact me should you require any further clarification on any of the information submitted.

Yours sincerely

[redacted]

Harry Russell
Senior Planner
BA (Hons) MSc MRTPI