28th May 2026

FAO: Mr Steven McCoombe
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Dear Mr McCoombe

VISION HOUSE, 100 FLOATS ROAD, MANCHESTER, M23 9PL

PLANNING APPLICATION REF. 145600/FO/2026

Further to recent telephone discussions, I write to confirm that we seek to amend the above planning application and update the submitted drawings as detailed below in this letter.

For clarity, the following updated documents and drawings are enclosed with this letter:

- Drawing AG25/0475 36 E (Proposed Site Plan)
- BNG Assessment
  - 566-LST-XX-XX-CA-E-0002 BNG Bowersgate (Excel Spreadsheet)
  - 566-LST-XX-XX-RP-E-0001 PEA Bowersgate (PEA and BNG Assessment)
- Habitat Management and Monitoring Plan
  - 566-LST-XX-XX-RP-E-0003 HMMP
- BNG Gain Plan
  - 566-LST-XX-XX-RP-E-0004 BNG Gain Plan

In light of the below amendments to the current application (as detailed in this letter), we propose that the development description is amended to the following:

> *"Installation of ~~a multi-use games area (MUGA) and associated~~ amenity fencing to the rear of site; installation of two firefighting water tanks and new bin store to side of the car park, with associated fencing; and alterations to the car park layout".*

The amendments to the submitted application include:

- Removal of Multi Use Games Area (MUGA)

  The MUGA has been removed from the scheme and will come forward as a separate planning application in the near future. The BNG regulations are due to be amended on 31st July which would mean the current MUGA proposals would be exempt from the required

BNG mitigation – this would ensure that the current mitigation of planting circa 50 trees, which whilst can be accommodated on site, would prove to be a severe constraint on the future operational use of the site. For example, the current mitigation would mean that existing drainage would need to be relocated to accommodate the required quantum of trees.

- Retention of removed trees

  The removal of those existing trees relating to the proposed MUGA would be retained as part of this application.

- Alterations to existing Car Park Layout

  The existing car parking spaces to the north-east of the site will be removed and hardstanding retained as additional school amenity space. The removal of the car parking spaces will make way for the future MUGA planning application.

The proposed amendments would not alter the redline plan or material alter those previous conclusions contained with the original planning application submission. The proposed plans would remain supportive of national and local plan policies.

It is noted that the previous BNG assessment has now been updated in recognition that the proposed bin store and fire-fighting water tanks would involve development circa 60sqm. The updated assessment confirms that 18 trees would be required for mitigation purposes, alongside 24m of hedgerow. We also note a bird box as per the ecological recommendations has been proposed to an existing tree in the north-east corner of the site. These mitigation measures are shown on the updated proposed site plan for clarity and ease.

In addition, we also enclose a Habitat Management and Monitoring Plan (HMMP) and BNG Gain Plan to avoid the necessity of pre-commencement conditions being attached to the planning permission.

We trust that the enclosed information provides sufficient detail for the Council to progress this application positively. However, should any further clarification or supporting material be required, please do not hesitate to contact the undersigned.

Yours faithfully,

[redacted]

Rupert Litherland
Planning and Acquisitions Manager

APPENDIX 1 – DRAWINGS FOR APPROVAL

Document / Drawings
00A Site Location Plan
14A Existing Site Plan
36E Proposed Site Plan
37 Proposed Fences
566-LST-XX-XX-RP-E-0001 PEA Bowersgate (PEA and BNG Assessment)
566-LST-XX-XX-RP-E-0003 HMMP
566-LST-XX-XX-RP-E-0004 BNG Gain Plan