NHS Property Services
Regent House
Heaton Lane
Stockport
Cheshire
SK4 1BS
Rebecca.marwood@property.nhs.uk

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

20 May 2026

Dear Sir or Madam,

Application for Discharge of Conditions 22 (Bird Checks), 31 (Habitat Management and Monitoring Plan) and the Statutory Biodiversity Net Gain Plan Condition pursuant to Planning Permission Ref: 144426/FO/2025

I write on behalf of NHS Property Services Limited ("the applicant") to submit an application to discharge Conditions 22, 31 and the Statutory Biodiversity Gain Condition attached to Planning Permission Ref: 144426/FO/2025.

Planning Permission Ref: 144426/FO/2025 approved the following description of development:

"Erection of medical centre (Use Class E (e)) with parking (including creation of access and provision of boundary treatment), landscaping and associated works (including plant compound, bin store, cycle store and staff outdoor area)."

In addition to this cover letter, the application comprises the application form and the following documents, submitted via the Planning Portal under reference PP-14929307:

- Technical Note – Bird Checks
- Habitat Management and Monitoring Plan
- Completed Biodiversity Gain Plan (Defra template)
- Statutory Biodiversity Metric calculation
- Evidence of off-site units

Discharge of Conditions

This application seeks the full discharge of Conditions 22, 31 and the statutory biodiversity gain condition attached to the planning permission. The relevant condition wording and supporting information are set out below.

Condition 22: Bird Breeding Season

The wording for Condition 22 is as follows:

"No site clearance works, including works to trees or shrubs, shall commence between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation that no bird nests are present has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012)"

A breeding bird check has been undertaken by a suitably qualified ecologist immediately prior to site clearance works. The survey confirmed that no active nests were present within the site at the time of inspection.

A Technical Note has been submitted to the Local Planning Authority to confirm the findings of this survey and demonstrate compliance with the requirements of the condition.

Condition 31: Habitat Management and Monitoring Plan

The wording for Condition 31 is as follows:

"Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended)."

A Habitat Management and Monitoring Plan, prepared by Arbtech, is submitted in support of this application. The document sets out the long-term management, monitoring and maintenance of habitats to ensure the delivery of biodiversity enhancements over the required 30-year period.

The information provided is considered sufficient to enable the discharge of Condition 31.

Statutory Biodiversity Gain Plan Condition

The statutory condition requires that a Biodiversity Gain Plan (BGP) is submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

In support of this submission, the following documents have been provided:

- Completed Biodiversity Gain Plan (Defra template)
- Statutory Biodiversity Metric calculation
- Habitat Management and Monitoring Plan
- Evidence of off-site biodiversity units

The submitted Biodiversity Gain Plan demonstrates that the development will achieve the required biodiversity net gain, including details of on-site habitat creation and enhancement, alongside off-site provision where necessary.

The information submitted is considered sufficient to enable the discharge of the statutory biodiversity gain condition.

Summary

The requisite application fee of £309 has been paid to Manchester City Council, in addition to any administrative fees charged by the Planning Portal.

It is considered that the information submitted is sufficient to allow for the prompt validation and determination of the application, and to enable the Local Planning Authority to discharge Conditions 22, 31 and the statutory biodiversity gain condition.

Should any further information or clarification be required, please do not hesitate to contact me.

Yours faithfully,

Rebecca Marwood

Rebecca Marwood MRTPI | Associate Town Planner

For and on behalf of NHS Property Services Ltd