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Our Ref: EH/JB/04C500347
Your Ref: PP-14962332

22nd May 2026

Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
MANCHESTER
M60 2LA

Submitted via Planning Portal: PP-14962332

Dear Mrs Atkinson,

APPLICATION FOR THE DISCHARGE OF CONDITION 3 (NESTING BIRDS) IN RELATION TO PLANNING PERMISSION REF: 138294/FO/2023 ON LAND AT PLYMOUTH GROVE, MANCHESTER

On behalf of our client, Plymouth Grove Property Developments ('the Applicant'), please find enclosed an application to discharge condition 3 (Nesting Birds) pursuant to planning permission 138294/FO/2023 on land at Plymouth Grove, Manchester.

Condition 3 – Materials

Condition 3 states:

> *"No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works."*

In response to condition 3, the following document has been submitted:

- Ecology Site Visit 09/03/2026 confirming no evidence of nesting bird activity within the scrub or trees present on site or immediately adjacent to it.

Summary

All the submission material to support the application has been submitted via the Planning Portal (PP-14962332). The application fee of £309 (plus £91 Planning Portal Service Fee) has been paid via BACS payment.

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

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Yours sincerely,

