Paul Butler Associates
Planning, Development & Heritage Consultants

04 June 2026

Julie Roscoe, Head of Planning
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Steven McCoombe

Our ref : 25.2126

Dear Julie,

Location: Wythenshawe Park Sports Hub
Discharge of Pre-commencement Conditions attached to planning permission 144282/VO/2025

On behalf of the applicant, Manchester City Council, please find enclosed an application to discharge pre-commencement conditions attached to planning permission 144282/VO/2025, which was approved on 19th December 2025.

This application seeks to discharge the following conditions:

- 4 'Demolition and Construction Management Plan'
- 29 'Hedgehog RAMMS'
- 41 'Contractors' Compound'

The numbered conditions of planning permission 144282/VO/2025 for which discharge is being sought and the information being submitted, is set out under the headings below.

Condition 4 'Demolition and Construction Management Plan'

Prior to the commencement of demolition, a Demolition Management Plan outlining working practices during demolition development shall be submitted to and approved in writing by the City Council as Local Planning Authority.

For the avoidance of doubt, the Demolition Management Plan should include:

- *Measures to control noise and vibrations;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Details of an emergency contact telephone number;*
- *Parking of construction vehicles; and.*
- *Sheeting over of demolition vehicles.*

The development shall only be carried out in accordance with the approved Demolition Management Plan.

b) Prior to the commencement of development (excluding demolition), a Construction Management Plan outlining working practices during development shall be submitted to and

approved in writing to the City Council as Local Planning Authority.
For the avoidance of doubt, the Construction Management Plan should include:

- *Measures to control noise and vibrations;*
- *Dust suppression measures;*
- *Compound locations where relevant;*
- *Location, removal and recycling of waste;*
- *Detail of an emergency contact telephone number;*
- *Parking of construction vehicles; and*
- *Sheeting over of construction vehicles.*

The development shall only be carried out in accordance with the approved Construction Management Plan.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Response:
Please find attached the following information:

- Demolition Management Plan Rev 02, dated May 2026
- Construction Management Plan Rev 02, dated May 2026
- Traffic Management Plan (including site set up plan) rev 01, dated June 2026

Condition 19 'Hedgehog RAMMS'

Prior to any site clearance or earthworks, a reasonable avoidance measures method statement for hedgehog and other mammals shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Response:
Please find attached RAM-WP-001_rev 02 Hedgehog Method Statement.

Condition 41 'Contractors' Compound'

(a) the works/contractors' compound (including any buildings, moveable structures, works, plant, machinery, access and provision for the storage of vehicles, equipment and/or materials); and

(b) a scheme for the removal of the works/contractors' compound and the restoration of the land on which it is situated are submitted to and approved in writing by the Local Planning Authority (in consultation with Sport England). The works/contractors' compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land on which it is situated restored in accordance with the approved details before occupation of the development hereby approved.

Response:
Please find attached the following information:

- Contractor's Working Compound, ref COND-41-WC-REV02, dated June 2026
- Traffic Management Plan (including site set up plan) rev 01, dated June 2026

A fee of £309 is payable with this application. A payment for this amount will be made by the applicant at the time of submission.

We trust that this information is sufficient to enable validation of the application. However, if you require any further information please do not hesitate to get in touch.

Yours sincerely

