Paul Butler Associates
Planning, Development & Heritage Consultants

04 August 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:

- 8 'Boundary Treatment'
- 27 'Habitat Management and Maintenance Plan'
- Biodiversity Gain Plan Informative

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 8 'Boundary Treatment'

No above ground development, with the exception of demolition, shall take place until there has been submitted to and approved in writing by City Council as the Local Planning Authority, a plan indicating the positions, design, materials and type of all boundary treatment, including ball stop fencing, to be erected.

The boundary treatment shall be completed prior to first operation of the development hereby approved.

The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Response:
Please find attached the following information:

- 'Proposed AGP Elevation' drawing no G-208872 07 rev 01 , prepared by SSL
- 'Boundaries' drawing no M3851-TB-08 rev 02, prepared by Barnes Walker
- 'Timber Knee Rail' drawing no M3851-TB-F01-V1, prepared by Barnes Walker
- Football Foundation specification 'AGP Framework 2024-2028'
- Example photographs of 'Twin bar fence green 4.5m high'

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Condition 27 'Habitat Management and Maintenance Plan'

With the exception of demolition, 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.

Response:
Please find enclosed the Habitat Management and Monitoring Plan, dated 10/06/2026, version 2.0, prepared by Arbtech.

Biodiversity Gain Plan Informative

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

Response:

Please find attached the Biodiversity Gain Plan template, which has been completed by Arbtech on behalf of the client.

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

[redacted]

Lynsay Ewart BSc (Hons) MSc MRTPI IHBC
Principal Planner

Cc Gillian Ramsbottom, MCC
Jaroslaw Rubel, Etec