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05 October 2026

Dear Sir/Madam,

Discharge of Conditions pursuant to Planning Approval ref. 143777/FO/2025 at Land Between Junctions Moss Lane East and Barnhill Street, Princess Road, Manchester, M14 4TE

We write to submit an application on behalf of Moss Care St. Vincent Housing Group Limited to discharge Conditions 28 and 29 attached to planning permission reference 143777/FO/2025 dated 21st November 2025, which approved the following development:

"Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10-storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works".

We set out in Table 1 below the Conditions and associated information submitted to formally discharge them. The information has been produced to respond directly to the requirements of specified conditions.

Condition No.	Requirement	Information Submitted
28	Prior to the commencement of development (including enabling works, demolition, ground works, vegetation clearance), an invasive non-native species protocol shall be submitted for approval by the City Council, as Local Planning Authority. This shall detail the containment, control and removal of Giant Hogweed and Japanese Knotweed at the site. The development shall be carried out in accordance with the approved protocol.	The submitted Invasive Plant Species Survey identifies Japanese knotweed and Giant hogweed within the southern part of the site. The report's recommended remediation comprises excavation and off-site disposal of affected material at an appropriately licensed facility, implementation of biosecurity measures during the works, specialist supervision where works are undertaken close to the affected areas, and two years of post-remediation monitoring. A root barrier may also be required depending on the extent of Japanese knotweed rhizome identified during excavation.
29	Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity	The submitted Habitat Management and Monitoring Plan provides a 30-year management and monitoring strategy for the on-site biodiversity enhancements,

Condition No.	Requirement	Information Submitted
	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.	including new tree planting, modified grassland and rain gardens. It sets out habitat creation, maintenance and remedial management measures, together with monitoring by a suitably qualified ecologist in years 1, 2, 5, 10, 15, 20, 25 and 30.

I trust that the submitted information is sufficient to discharge the conditions and we look forward to discussing this further with you.

Yours sincerely

[redacted]