MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Mr Richard Jones
Bellway Homes Limited
304 Bridgewater Place
Birchwood Park
WA3 6XG

Agent (if used)

Miss Laura Hallam
Broadgrove Planning and Development Limited
Regent House
Suite 4
9th Floor
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SK4 1BS

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 3 (Vegetation Clearance), 5 (Invasive Species), 6 (Badger Survey), 7 (Bat Management Strategy), 8 (CEMP) and 40 (Habitat Plan) attached to planning permission 140311/FO/2024

Location: Land Off Pitsford Road, Manchester

Date of application: 17 April 2025

Application number: CDN/25/0368

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 3 Vegetation clearance
The following information has been submitted in respect of this planning condition:

- 80-901-R5-1 Nesting Bird Method Statement - Pitsford Road Miles Platting received by the City Council, as Local Planning Authority, on the 17 April 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with this information.

Condition 3 is now formally discharged on this basis.

Condition 5 Invasive Species
The following information has been submitted in respect of this planning condition:

- Invasive Weed Management Plan received by the City Council, as Local Planning Authority, on the 25 June 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 5 is formally discharged on this basis.

Condition 6 Badger Survey
The following information has been submitted in respect of this planning condition:

-Badger Survey Report received by the City Council, as Local Planning Authority, on the 12 June 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

Condition 6 is formally discharged on this basis.

Condition 7 Bat Management Plan
The following information has been submitted in respect of this planning condition:

- Preliminary roost assessment and method statement (e3p, March 2025) received by the City Council, as Local Planning Authority, on the 17 April 2025
- lighting details recieved by the City Council, as Local Planning Authority, on the 25 June 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with this information.

Condition 7 is now formally discharged on this basis.

Condition 8 CEMP
The following information has been submitted in respect of this planning condition:

-CEMP: Biodiversity (e3p, March 2025) received by the City Council, as Local Planning Authority, on the 17 April 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with this information.

Condition 8 is now formally discharged on this basis.

Condition 40 Habitat Plan
The following information has been submitted in respect of this planning condition:

-Biodiversity Impact Assessment - Land off Pitsford Road Manchester - 2024
- GEDG 00011a Green Metric 27-3-25
- RHE.3991 - HMMP - Land off Pitsford Road Manchester - 2024
- RHE.3991 - Biodiversty Gain Plan - Land off Pitsford Road - 2025 (002)

- Fig 1 Cledford Lagoons Site Boundary A3
- Statutory_Biodiversity_Metric_Condition_Assessments - Pitsford Road - 2024 received by the City Council, as Local Planning Authority, on the 17 April 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with this information.

Condition 40 is now formally discharged on this basis.

Date: 8 July 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.