



RE: Heaton Park

From Adam Perry <adam.perry@stephenson-halliday.com>

Date Thu 07/08/25 9:11 AM

To Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Cc Helen Stocks <Helen.Stocks@stephenson-halliday.com>; Duncan Mackay <Duncan.Mackay@stephenson-halliday.com>; Mark Jackson <Mark.Jackson@stephenson-halliday.com>; Caitlin Chang <Caitlin.Chang@stephenson-halliday.com>

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Good morning Steve,

Having discussed the conditions with Zip World, and reviewed the details referred to, we can agree to them. This is with the exception (correction) of the 'off site' BNG point we discussed.

Note also condition 13, I think should state 'become' not 'becoming'.

The extension of time requested until 8th August 2025 is agreed.

Thank you for your assistance with this application.

For information, Stephenson Halliday will be working promptly to see to discharge the relevant conditions including appointing an ecologist capable of dealing effectively with the BNG condition.

Kind regards,

Adam

Adam Perry
Managing Director
Planning & EIA
[+44\(0\)7788907 572](tel:+44(0)7788907572)

We encourage flexible working at Stephenson Halliday. I am sending this message now because it suits me, but I don't expect you to read, respond or action it outside of your regular working hours.

From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>

Sent: 05 August 2025 08:05

To: Adam Perry <adam.perry@stephenson-halliday.com>; Helen Stocks <helen.stocks@stephenson-halliday.com>

Subject: Fw: Heaton Park

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Please see below e-mail having received an out of office reply from Mark Jackson.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk
www.manchester.gov.uk

From: Steven Mccoombe <steven.mccoombe@manchester.gov.uk>
Sent: 04 August 2025 2:02 PM
To: Mark Jackson <Mark.Jackson@stephenson-halliday.com>
Subject: Re: Heaton Park

Thanks Marks. This seems acceptable.

I have attached a list of conditions for agreement below. Please can you agree an extension of time for determination until the end of the week - 8 August 2025.

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Drawings referenced D927-DEW-XX-XX-DR-A-001 (site location plan), D927-DEW-XX-XX-DR-A-015 - Rev P01 (Proposed Site Section 1 of 2), D927-DEW-XX-XX-DR-A-016 - Rev P01 (Proposed Site Section 2 of 2), D927-DEW-XX-XX-DR-A-011 - Rev P05 (Proposed Foundation Plan), 30 (Slide Profile), 26 (Foundation Plan for Braking Ramps), D927-DEW-XX-00-DR-A-008 - Rev P00 (Point Cloud Survey - level 00), D927-DEW-A-XX-XX-DR-010 Rev P08 (Site Plan), D927-DEW-A-XX-XX-DR-011 Rev P05 (Foundation Plan), 10 (Entry/Exit

Low and High Legs), 11 (Downhill Slide Low and High Legs), 14 (Downhill Slide Mid Parabolic), 19 (Support Construction Legs for Starting Ramp), 20 (Storage), 21 (Support Construction for Downhill Slide, 24 (Support Construction for Starting Ramp), 25 (Foundation Plan for Starting Platform), 26 (Foundation Plan), 30 (Slide 3 Profile), 7 (Stair Element), received by the City Council as Local Planning Authority on 31 March 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding details submitted, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used for all parts of the development have been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and to safeguard heritage, pursuant to policies EN3, DM1 and SP1 of the Manchester Core Strategy.

4) The slides hereby approved shall not be in use outside the following hours:-

- 08:00 and 20:00 hrs on Mondays to Sunday.

Reason - In interests of residential amenity in order to reduce general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance

with policies EN9 and EN15 of the Manchester Core Strategy.

6) No trees shall be felled, or have any works undertaken on them, during the bird nesting season (March to August inclusive), unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to and agreed in writing by the City Council as local planning authority, prior to any works being undertaken

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Manchester Core Strategy.

7) The development hereby approved shall be implemented in accordance with the submitted Construction Management Plan, received by the City Council as Local Planning Authority on 17 December 2024.

8) Prior to any earthworks or vegetation clearance, a precautionary working measures method statement for mammals and amphibians shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy, policies JP-G6 and JP-G8 of Places for Everyone and the National Planning Policy Framework (NPPF).

9) Prior to any earthworks or vegetation clearance, a working method statement for the control of Himalayan Balsam and Snowberry and biosecurity protocols to prevent the further spread of invasive and undesirable species including Himalayan balsam, Rhododendron, Snowberry and hybrid Bluebell or any other invasive species encountered on site shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

Reason - To control the spread of invasive species, pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G6 and JP-G8 of Places for Everyone and the National Planning Policy Framework (NPPF).

10) No development, site clearance or earth moving shall take place or material or machinery brought on site until a method statement to protect the unnamed watercourse from accidental spillages, sediment and debris has been submitted to and agreed in writing by the City Council as

Local Planning Authority. All measure shall be implemented and maintained for the duration of the construction period in accordance with the approved details.

Reason - To safeguard the watercourse and associated local ecological features, pursuant to policy EN15 of the Manchester Core Strategy policies JP-G6 and JP-G8 of Places for Everyone and the National Planning Policy Framework (NPPF).

11) Prior to completion of the slides hereby approved, mitigation and ecological enhancement measures for wildlife, including but not

necessarily restricted to nesting birds, small mammals and amphibians, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

12) Prior to the commencement of development, a 30 year Habitat Management and Monitoring Plan for the off-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.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Reason - In the interests of biodiversity enhancement, pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone and the National Planning Policy Framework (NPPF).

13) The slides hereby approved shall not becoming operational until details of an updated Travel Plan, with the objective of reducing car borne journeys; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented , (with specific reference to land train improvements, directional signage, traffic management systems for parking, and measures based on monitoring data of the existing traffic volumes in conjunction with the future traffic forecasts) has been submitted to and approved in writing by the City Council as Local Planning Authority. For so long as the use is in operation the Local Planning Authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority, as part of the Travel Plan.

Reason - To assist promoting the use of sustainable forms of travel pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy.

Regards

Steve McCoombe
Senior Planner
Development Management
Planning Building Control and Licensing
Growth and Development Directorate
Manchester City Council

Tel: 0161 234 4607

Email: steven.mccoombe@manchester.gov.uk
www.manchester.gov.uk

From: Mark Jackson <Mark.Jackson@stephenson-halliday.com>

Sent: 01 August 2025 1:26 PM

To: Jennifer Connor <jennifer.connor@manchester.gov.uk>; Steven Mccoombe
<steven.mccoombe@manchester.gov.uk>

Cc: Helen Stocks <Helen.Stocks@stephenson-halliday.com>; Adam Perry <Adam.Perry@stephenson-halliday.com>

Subject: FW: Heaton Park

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Hi Steve/ Jen,

I hope you are both well.

Further to the email below, and in respect of the BNG issues at the above site, the Client has been in discussions with Carragh and Saul from the Council's Heaton Park Management regarding the type and location of the hedge to be planted. I have attached the email correspondence between the Client and Saul for reference; but in summary, the drawing below confirms the Client's boundary that can be supplemented with native hedge - Holly, Blackthorn, Hawthorn, Rowan, Dog Rose and Crab Apple.

The plan and email confirm that there is sufficient length of boundary, that is not entirely under the canopy of the trees, to accommodate a 170 metre stretch of hedge as confirmed by our ecologist to be needed to achieve biodiversity net gains.



Please note: the plan above is taken from attached email correspondence, and the security fencing exists. This plan is to indicate that sufficient length of boundary can accommodate hedge planting to satisfy the BNG requirements.

As referenced below in our previous correspondence, the ecologist has confirmed agreement to GMEU's bespoke approach to BNG, given the metric cannot properly reflect what is actually happening on the ground. Given that we have identified and agreed where and what hedge will be planted, and agree with the approach/ reasoning for a bespoke agreement to BNG provision (in line with the GMEU comments), we agree with their conclusion that there is not a need to provide an updated metric at this stage and that 'a finalised metric can be left to discharge of the statutory biodiversity net gain condition'.

Accordingly, in line with GMEU comments, and in light of the Council (Heaton Park Management) and our ecologist's agreement to plant a hedge somewhere along the above identified boundary, we would ask that the application is determined and is then subject to the statutory Biodiversity Net Gain condition.

If you wish to discuss further, please do not hesitate to contact me.

Kind regards,

Mark

Mark Jackson

Principal Planner

Mobile: 07785 253363

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From: Mark Jackson <Mark.Jackson@stephenson-halliday.com>**Sent:** 17 July 2025 14:51**To:** Jennifer Connor <jennifer.connor@manchester.gov.uk>; Steven Mccoombe
<steven.mccoombe@manchester.gov.uk>**Cc:** Adam Perry <Adam.Perry@stephenson-halliday.com>**Subject:** FW: Heaton Park [Filed 17 Jul 2025 14:51]

Afternoon Steve/ Jen,

Thanks for your time earlier, it was really appreciated.

Just to clarify and summarise what we discussed / our actions since and going forward:

1. We have spoken to the client, and the Ecologist will be instructed shortly to update the metric, as requested and in line with the GMEU comments.
2. We will also be agreeing with the Ecologist / Park Management (Carragh) / Applicant what the appropriate habitat enhancement is and where it should go either a) within the blue land or b) if not feasible due to habitat type, within the wider Heaton Park area.

3. We will submit the updated metric and confirmation of the habitat type and location to the LPA.
4. Following on from the call, this should put the LPA in a position of being able to approved subject to condition. We appreciate you might wish to re-consult with GMEU.

For context and as an update

As we discussed, we have received some comments from David Brentley which outlines an agreement with GMEU's 0.2 Habitat requirement and understanding that as suggested by GMEU, bespoke compensation by way of a new hedgerow could be acceptable. As we discussed, the ecologist has suggested that:

0.2 Habitat Units as a band of native mixed scrub in good condition means 0.017 hectares which is 170 square metres or a hedge 170m long (two staggered lines of Hawthorns with occasional native Holly, Hazel and Guelder Rose added in and a sown Woodland Edge Mix).

Conversely 0.2 Hedgerow Units is 0.034 km of good condition hedge (as above) which is just 34 metres.

Conclusion

With the information from David Brentley and confirmation from Carragh, you will be able to apply a broad condition in line with the one set out in the legislation and, as discussed, this could be applied across either the red/blue site boundaries or the wider Heaton Park without requirements of legal agreements or conservation covenants which will be complicated by the Council's ownership of Heaton Park.

We will forward the Extension of Time once we receive a response from our client.

Kind regards,

Mark

Mark Jackson

Principal Planner

Mobile: 07785 253363



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