

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/0384

Date registered valid: 23 April 2025

Proposal: Discharge of condition 38a (Landscaping of the Godfrey Ermen site) attached to planning permission ref: 138788/FO/2023

Address: Land At Mount Road, Manchester

Ward(s): Longsight Ward

Applicant: Greater Manchester Youth Federation (GMYF)

Agent (if any): Jack Woodford, Asteer Planning LLP

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 10 July 2025

Application details

Type of application: Approval of condition application

Development type: Notifications

Standard consultations:

Printed: 2 May 2025 Expired: 24 May 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Friends of Godfrey Urman – No feedback received, but confirmation of receipt of the consultation received.

GMEU –23.05.2025

The planting plans still include the non-native Cornus alba 'Midwinter Fire and Quercus ilex, which they have repeatedly requested to be replaced. The wildflower mix is also still the same mix that includes unsuitable species.

In addition, the Landscape Management Plan also only appears to include management for area of amenity grassland not the wildflower areas.

They are therefore unable to recommend the condition be discharged at this time

Further comments 10.06.2025

Unfortunately they have replaced the Quercus ilex with Scots pine, which is still not native and also not a shrub but a tree. Although the wildflower mixes have been changed, they are still unsuitable; Greater Manchester does not have any naturally occurring chalk or limestone

soils. As previously stated, they will not be able to achieve the required condition of the habitats claimed in their BNG metric.

The Landscape Management Plan is now acceptable.

Further comments 30.06.2025

The tree and shrub species are now acceptable.

However, the wildflower mix still contains approximately 40% wildflowers that are not locally native to Greater Manchester. They suggest they contact the seed company to remove these species (wild carrot, salad burnet, cowslip, bulbous buttercup and bladder campion) or alternative use a neutral grassland mix such as:

<https://www.cumbriawildflowers.co.uk/habitats/neutralhaymeadowmix>
https://kentwildflowerseeds.co.uk/shop/basic-meadow-mixture-kw1/?attribute_weight=1kg&srsId=AfmBOoqPPaS6Ki2epP6ExhmWEJnc-0p5G3lwZZ9L1hcokI29Ib236I3aSA

Further comments 09.07.2025

Have confirmed that the seed mix is now appropriate and the condition can be discharged.

Arboricultural officers – Have confirmed that they have no objections to the proposed planting plan.

Issues

Other Legislative Requirements Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights

posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition 38a (Landscaping of the Godfrey Ermen site)
38a)

38a) The content of the Landscape Management Plan P21374-00-001-710 Revision 03 and the Godfrey Erman Planting Enhancement Plan ref: P -0001 rev.P06 received 8th July 2025 have been reviewed and are considered to be acceptable. On the basis that the landscaping at Godfrey Erman Site in undertaken in accordance with the Landscape Management Plan P21374-00-001-710 Revision 03 and the Godfrey Erman Planting Enhancement Plan ref P - 0001 rev. P06 received 8th July 2025, condition no.38a is discharged.

Appendix 1 – List of consultees & neighbours notified

Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Friends Of Godfrey Ermen Playing Fields

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: NORTH AREA