MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145069/JO/2026
Date registered valid:	29 January 2026
Proposal:	Variation of Condition 2 (approved drawings and documents) attached to Planning Permission 143845/FO/2025 to allow omission of windows to Southwest elevation and 2no. louvres on the Northeast facade, addition of louvres over the windows on the North elevation and 4no. roof mounted ventilation cowls on the roof (to the Southwest side), and extension of wall cladding around the dust extract plant.
Address:	Manchester College, Wythenshawe Campus, Brownley Road, Manchester, M22 9UH
Ward(s):	Sharston Ward
Applicant:	Mr Niall Wright, The Manchester College
Agent (if any):	Mrs Melissa Murphy, 10architect Ltd
Case officer:	David Lawless Tel: 0161 234 4543 Email: david.lawless@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**25 March 2026**



Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Standard consultations:
Printed: 4 February 2026 Expired: 25 February 2026

Neighbour notifications
Printed: 4 February 2026 Expired: 25 February 2026

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/area

The Wythenshawe Campus of Manchester College is located to the southwest of the Hollyhedge Road/Brownley Road junction, on the edge of a predominantly residential area. While the main building fronts Hollyhedge Road, this application concerns a portion of the site at the southern end of the campus. This part of the site was formerly occupied by the Brick Workshop and Polytunnel Building, both of which have been demolished and HGV compound which is still in situ. The “Bungalow”, a teaching building, situated to the side of the former Brick Workshop and Polytunnel Building is to be retained. Beyond these buildings stands The Peele Care Home.



Listed building: No
Conservation area: No
Tree Preservation Order: No

Description of development

The applicant obtained planning permission for the following under reference 143845/FO/2025:

> *Erection of a single-storey building (Class F1a - Provision of education) comprising a brick workshop and ancillary space with external covered teaching area, following the demolition of the existing single-storey brick workshop and polytunnel building, together with relocation of the existing secure compound for HGVs.*

The applicant is now applying to vary condition no. 2 (approved drawings and documents) to incorporate the following amendments into the development:

- omission of windows to Southwest elevation and 2no. louvres on the Northeast facade
- addition of louvres over the windows on the North elevation
- installation of 4no. roof mounted ventilation cowls on the roof (to the Southwest side)
- extension of wall cladding around the dust extract plant.

Consultations & Notification Responses

Local Residents – No comments received.

Highway Services – The proposed amendments do not give rise to any highway safety concerns nor result in an unacceptable impact on the local road network.

Environmental Health – No objections to the proposed amendments.

Greater Manchester Ecology Unit – The proposed changes are unlikely to impact any ecological matters on site. As such, GMEU have no comment to make.

Policies

Draft National Planning Policy Framework (December 2025) – The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. A draft revised NPPF was published for consultation on 16 December 2025. The consultation period runs for 12 weeks and will close on 10 March 2026.

The draft NPPF proposes significant changes to the structure and content of national policy. These include a move to Local Plan-style policy sections, a clearer distinction between plan-making and decision-making policies, and the reintroduction of strategic planning through Spatial Development Strategies. Other notable changes include an expanded presumption in favour of sustainable development, policies promoting higher densities around transport hubs, and support for small and medium-scale housing schemes through a new "medium development" category. The draft also integrates National Development Management Policies, strengthens climate change and biodiversity policies, and introduces measures to encourage clean energy and critical minerals development.

Once adopted, the revised NPPF will replace the current framework and form a key part of national planning policy. At this stage, as the document is subject to consultation and has not yet been finalised, while still a material consideration, it can only be afforded limited weight in the determination of planning applications. In this instance, the relevant sections are outlined below:

Policy DM3 (*Determining development proposals*) – When considering development proposals, local planning authorities should:

a) Work with the applicant in a positive and proactive manner, where necessary seeking solutions to problems arising from initial proposals, to enable a timely decision;
b) Take a proportionate approach to the consideration of the planning matters raised by the proposals, in a way that reflects their scale, complexity and potential impact;
c) Take account of planning matters raised during any pre-application engagement, including any positive responses to this engagement, as well as representations on the proposals;
d) Consult statutory or internal consultees only where it is necessary to do so. Decisions on development proposals should not be delayed in order to secure advice from a statutory or internal consultee beyond their statutory deadlines unless there is insufficient information to make the decision or more detailed advice may enable an approval rather than a refusal;
e) Consider whether otherwise unacceptable development proposals could be made acceptable through the use of planning conditions or planning obligations; and
f) Not refuse applications for development which should clearly be approved, having regard to its accordance with the development plan, the policies in this Framework and any other material considerations.

The National Planning Policy Framework (December 2024) – The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. Planning law requires that applications for planning permission be determined in accordance with the development plan, i.e. the Core Strategy Development Plan Document and accompanying policies, unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development, which for decision-taking means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear strong reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The Places for Everyone Plan – This plan was adopted on 21 March 2024, as such the Plan and its policies are now a material planning consideration in the determination of planning applications. The Plan and its policies must therefore be given significant weight in the planning balance. The relevant policy is set out below:

Policy JP-Strat9 (Southern Areas) – This policy states that the economic competitiveness, distinctive local neighbourhood character and environmental attractiveness of the southern areas will be protected and enhanced. There will be a strong emphasis on making as much use as possible of suitable previously developed (brownfield) land and promoting the roles of the areas' town centres and its other key assets.

Core Strategy Development Plan Document – The Core Strategy Development Plan Document 2012 -2027 ("the Core Strategy") was adopted by the City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the Unitary Development Plan (UDP) as the document that sets out the long term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must be decided in accordance with the Core Strategy, saved UDP policies and other Local Development Documents. Relevant policies in the Core Strategy are detailed below

Policy SP1, *Spatial Principles,* - Development in all parts of the City should make a positive contribution to neighbourhoods of choice including creating well designed places that enhance or create character and protect and enhance the built and natural environment.

Policy DM1, *Development Management* – This policy states that all development should have regard to a number of specific issues, of which the following are of most relevance:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Community safety and crime prevention.
- Design for health.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage.
- Flood risk and drainage.

Saved UDP Policy DC26, "Development and Noise" – Policy DC26.1 states that the Council intends to use the development control process to reduce the impact of noise on people living and working in, or visiting, the City. In giving effect to this intention, the Council will consider both:

a) the effect of new development proposals which are likely to be generators of noise; and
b) the implications of new development being exposed to existing noise sources which are effectively outside planning control.

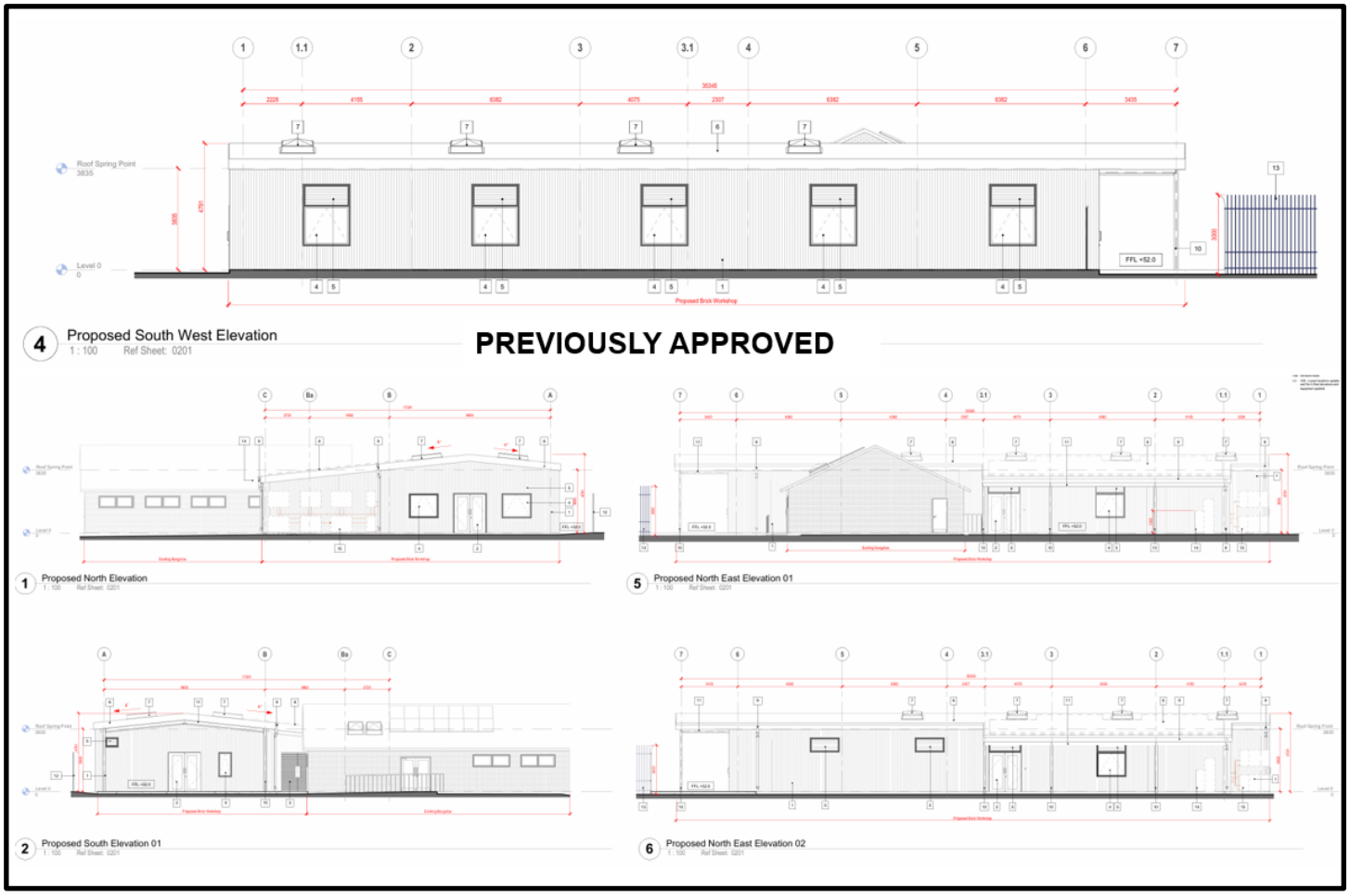
Policy DC26.2 states that new noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future.

Issues

Principle of the Proposal – The proposed development continues to seek improvements to the college's educational provision through the erection of a replacement brick workshop and associated infrastructure. The principle of the proposal remains acceptable, as it accords with strategic objectives to enhance and support educational facilities. However, it is necessary to assess the scheme in detail to ensure it would not give rise to unacceptable impacts on residential or visual amenity within the surrounding area, and that appropriate standards of pedestrian and highway safety are maintained.

Design – The building will still consist of a steel frame, with metal clad walls and roof. The walls will be powder coated metal composite panels and the roof will have a profiled metal finish. Rooflights are to be positioned over each brick laying bay, with those to the south side being fixed polycarbonate, whilst those to the north will be automatic opening to provide additional ventilation. Rainwater goods will be of polyester powder coated (PPC) aluminium. Doors and windows will be double glazed with PPC aluminium frames. Louvres will also be in PPC aluminium. Even with the design amendments listed on page 4 of this report, it is still considered that this functional design, which can be seen below, would complement the existing teaching buildings located in this part of the campus.

The previously approved and proposed elevations are shown below:



4 Proposed South West Elevation
1 : 100 Ref Sheet: 0201

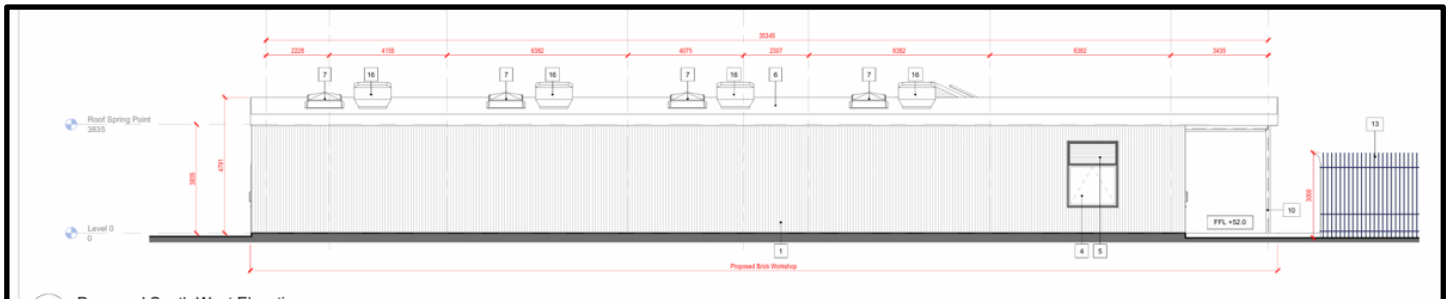
PREVIOUSLY APPROVED

1 Proposed North Elevation
1 : 100 Ref Sheet: 0201

5 Proposed North East Elevation 01
1 : 100 Ref Sheet: 0201

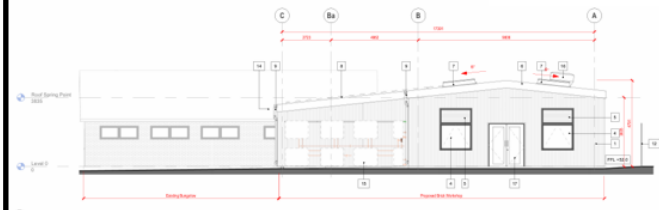
2 Proposed South Elevation 01
1 : 100 Ref Sheet: 0201

6 Proposed North East Elevation 02
1 : 100 Ref Sheet: 0201

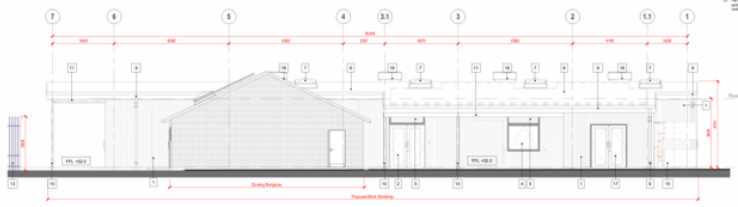


4 Proposed South West Elevation
1 : 100 Ref Sheet: 0201

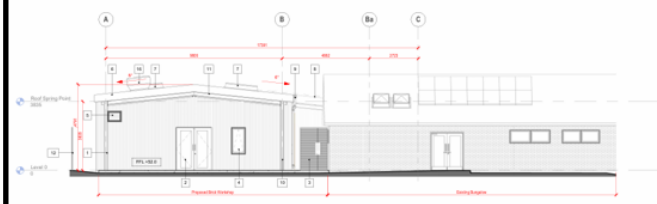
PROPOSED AMENDMENTS



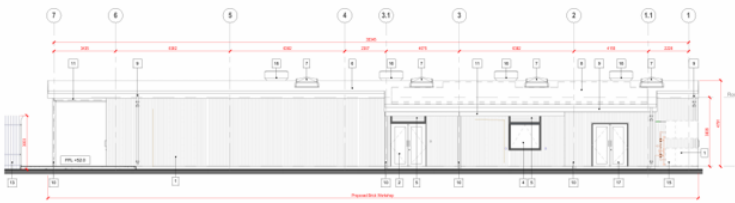
1 Proposed North Elevation
1 : 100 Ref Sheet: 0201



5 Proposed North East Elevation 01
1 : 100 Ref Sheet: 0201

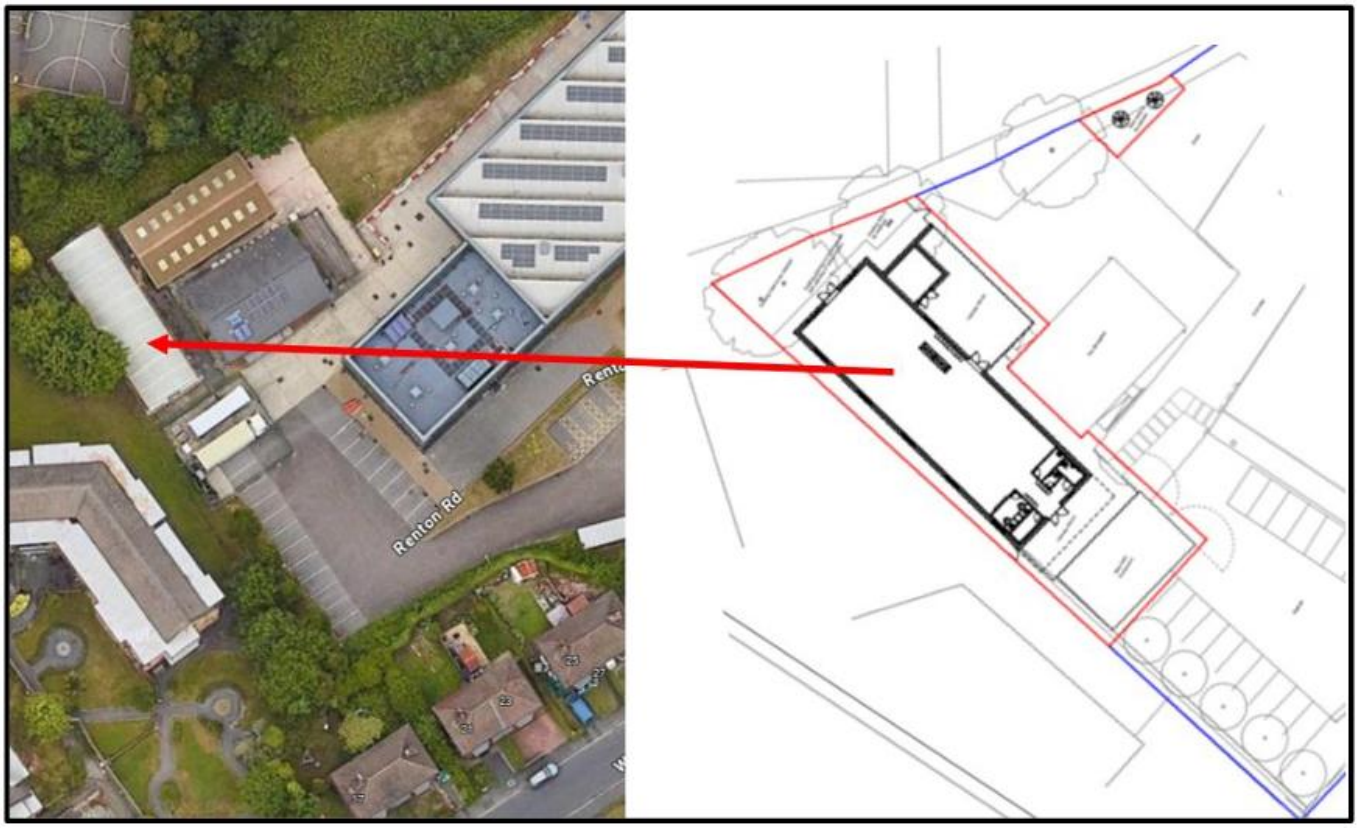


2 Proposed South Elevation 01
1 : 100 Ref Sheet: 0201



6 Proposed North East Elevation 02
1 : 100 Ref Sheet: 0201

Siting – The proposed workshop is to be positioned on the footprint of the former Polytunnel Building, as shown in the image below and would sit beside the “Bungalow” teaching building. This approach ensures the development remains within the bounds of the existing built form and does not further encroach upon the setting of the adjacent care home. Furthermore, the secure HGV compound is proposed to be relocated several metres to the south-east, marginally extending into the existing car parking area and resulting in the loss of one parking space. As the revised location broadly coincides with the footprint of the current compound, this aspect of the proposal is also considered acceptable in terms of siting.



Visual Amenity – Given the design and siting of the proposed building, it is still not considered that the development would result in any significant harm to the current levels of visual amenity enjoyed in the vicinity of the site.

Residential Amenity – The proposed use of the building as an educational facility for teaching construction skills, specifically bricklaying, is expected to generate noise typically associated with such activities. However, the original application was accompanied by a detailed Noise Impact Assessment which demonstrated that, with the implementation of appropriate mitigation measures, any potential noise impact could be effectively minimised. Environmental Health officers previously reviewed this assessment and confirmed that the proposed mitigation measures are acceptable, subject to their implementation being secured via planning conditions.

These conditions will still be imposed to ensure suitable acoustic insulation of the building and to control noise emissions from any external plant, including the 4no. roof mounted ventilation cowls now proposed on the southwest roof slope. It is also noted that the former polytunnel building was previously used for construction-based learning, and therefore the proposed replacement workshop is not considered to introduce a materially different impact. Subject to the recommended conditions, the development is not expected to result in any significant harm to the residential amenity of neighbouring occupiers.

The original application included a series of windows on the side elevation of the building that adjoins the boundary with the Peele Care Home. All but one of these windows is now proposed to be omitted. As one will remain, it is still considered necessary to impose the obscure glazing condition (no. 14) to ensure privacy is maintained.

Trees – No trees are required to be felled to facilitate the proposal. Notwithstanding this the applicant is proposing to plant two replacement trees, this is welcomed and their provision would be the subject of a condition.

Ecology – The proposed development is not expected to have a direct impact on any known protected species or designated ecological features within the site. Nevertheless, in accordance with current planning guidance and best practice, it is considered appropriate to secure biodiversity enhancements through condition no. 13. This will ensure that the development contributes positively to local ecological value.

In addition, a condition is recommended to restrict vegetation clearance to appropriate times of year, thereby safeguarding any potential nesting birds or other wildlife. A series of informatives will also be attached to any permission granted, advising the applicant of precautionary measures in relation to hedgehogs and badgers.

While the Biodiversity Net Gain Metric and Report (Arbtech, 2025) shows that a gain of 0.04 units (12.88%) would be achieved on site, the comments of GMEU are noted in respect of the feasibility of its delivery. Accordingly, it is considered that a condition should be imposed requiring the applicant to submit a revised Biodiversity Gain Plan, along with a Habitat Management and Monitoring Plan to ensure that biodiversity uplift is secured on site.

In light of the above, and subject to the recommended conditions and informatives, the proposal is not considered to result in any significant ecological harm.

Car Parking – The proposed development would result in the loss of a single car parking space due to the repositioning of the secure HGV compound. However, this minor reduction is not considered to significantly affect the overall parking provision at the site. It is unlikely to lead to increased instances of on-street parking in the surrounding area or to adversely impact pedestrian or highway safety within the local network.

Drainage – The condition suggested by United Utilities would be attached to any consent granted. The proposal does not raise any other drainage concerns.

Site Security – The proposal would not lead to a reduction in site security.

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 polices 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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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

1) The development must be begun not later than the expiration of three years beginning with the date of the original planning permission, 143845/FO/2025, i.e. 29 October 2025.

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:

a) Existing Site Plan - MCBW-10A-V0-XX-DR-A-0200-L1, received on 28 August 2025
b) Proposed Floor and Roof Plans - MCBW-10A-V0-XX-DR-A-0201-L2, received on 29 January 2026
c) Location Plan - MCBW-10A-V1-XX-DR-A-0001-L1, received on 28 August 2025
d) Proposed Sections - MCBW-10A-V2-XX-DR-A-2020-L2, received on 29 January 2026
e) Proposed Elevations - MCBW-10A-V2-XX-DR-A-2540-L3, received on 29 January 2026
f) Proposed Site Plan - MCBW-10A-V9-XX-DR-A-9001-L1, received on 28 August 2025
g) Arboricultural Impact Assessment and Tree Protection Plan (Arbtech AIA 01, Arbtech TPP 01 - Construction, Arbtech TPP 01 - Demolition), received on 28 August 2025
h) Ecology Report, Biodiversity Metric and Biodiversity Survey and Report, received on 28 August 2025
i) Drainage Strategy Report (SWF Consulting 9530-SWF-XX-XX-TR-S-0201 P01), received on 4 September 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) Above-ground construction works shall not commence until samples and specifications of all materials, to be used in the external elevations have been submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in Policies SP1 and DM1 of the Manchester Core Strategy.

4) The development hereby approved shall not be open outside the following hours:-

a) 0700hrs to 1900hrs Mondays to Fridays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved UDP Policy DC26 and Policies SP1 and DM1 of the Manchester Core Strategy.

5) a) The premises shall be acoustically insulated in accordance with the recommendations of Section 8.2.8 of the Noise Impact Assessment (Hann Tucker) received on 28 August 2025.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements of the Noise Impact Assessment (Hann Tucker). The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the nearby residential properties, pursuant to saved UDP Policy DC26 and Policies SP1 and DM1 of the Manchester Core Strategy.

6) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to saved UDP Policy DC26 and Policies SP1 and DM1 of the Manchester Core Strategy.

7) a) Before the development commences a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

b) The approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to Policy DM1 in the Manchester Core Strategy.

8) In the event that ground contamination, groundwater contamination and/or ground gas are encountered during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to Policy DM1 in the Manchester Core Strategy.

9) The drainage for the development hereby approved, shall be implemented in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 9530-SWF-XX-XX-D-S-9004, Rev P1 within the Drainage Strategy Report (SWF Consulting 9530-SWF-XX-XX-TR-S-0201 P01) received on 4 September 2025. For the avoidance of doubt no surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and Policies EN08 and EN14 of the Manchester Core Strategy.

10) 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 BS 5837:2012 (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.

11) Prior to the commencement of above ground works, details of the replacement tree planting, as indicated on the Proposed Site Plan (MCBW-10A-V9-XX-DR-A-9001-L1), received on 28 August 2025, shall be submitted to and be approved by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the development hereby approved is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with Policies SP1, EN9 and DM1 of the Manchester Core Strategy.

12) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st 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 the local planning authority.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with Policy EN15 of the Manchester Core Strategy.

13) The development hereby approved shall not be occupied until details of biodiversity enhancements (e.g. bird boxes and bat bricks), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out 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 in order to comply with Policy EN15 of the Manchester Core Strategy.

14) Before first occupation of the development hereby approved, the window in the southwestern elevation of the building shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with Policies SP1 and DM1 of the Manchester Core Strategy.

15) Prior to the commencement of above ground works a Biodiversity Gain Plan, Habitat Management and Monitoring Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Biodiversity Gain Plan shall be implemented in accordance with an agreed timetable and thereafter maintained in accordance with the approved Habitat Management and Monitoring Plan.

Reason - In the interests of biodiversity net gain being achieved off 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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Police
United Utilities Water PLC
Greater Manchester Ecology Unit
9 Walney Road, Manchester, M22 9TP
23 Walney Road, Manchester, M22 9TP
Flat 18, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 17, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 16, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 15, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 14, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 13, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 12, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 11, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 10, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 7, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 9, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 6, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 8, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 5, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 4, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 3, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 2, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
Flat 1, 133 Woodhouse Lane, Benchill, Manchester, M22 9NW
145 Woodhouse Lane, Benchill, Manchester, M22 9WN
141 Woodhouse Lane, Benchill, Manchester, M22 9WN
135 Woodhouse Lane, Benchill, Manchester, M22 9WN
27 Walney Road, Manchester, M22 9TP
19 Walney Road, Manchester, M22 9TP
13 Walney Road, Manchester, M22 9TP
7 Walney Road, Manchester, M22 9TP
37 Walney Road, Manchester, M22 9TP
St John Fisher And St Thomas More Primary School, Woodhouse Lane, Benchill, Manchester, M22 9NW
The Peele, 15A Walney Road, Manchester, M22 9TP
Flat 4, 13 Woodend Road, Manchester, M22 9XD
Flat 3, 13 Woodend Road, Manchester, M22 9XD
Flat 2, 13 Woodend Road, Manchester, M22 9XD

Flat 1, 13 Woodend Road, Manchester, M22 9XD
Flat 4, 11 Woodend Road, Manchester, M22 9XD
Flat 3, 11 Woodend Road, Manchester, M22 9XD
Flat 1, 11 Woodend Road, Manchester, M22 9XD
Flat 2, 11 Woodend Road, Manchester, M22 9XD
173 Woodhouse Lane, Benchill, Manchester, M22 9WN
171 Woodhouse Lane, Benchill, Manchester, M22 9WN
167 Woodhouse Lane, Benchill, Manchester, M22 9WN
165 Woodhouse Lane, Benchill, Manchester, M22 9WN
163 Woodhouse Lane, Benchill, Manchester, M22 9WN
161 Woodhouse Lane, Benchill, Manchester, M22 9WN
159 Woodhouse Lane, Benchill, Manchester, M22 9WN
157 Woodhouse Lane, Benchill, Manchester, M22 9WN
155 Woodhouse Lane, Benchill, Manchester, M22 9WN
153 Woodhouse Lane, Benchill, Manchester, M22 9WN
151 Woodhouse Lane, Benchill, Manchester, M22 9WN
149 Woodhouse Lane, Benchill, Manchester, M22 9WN
143 Woodhouse Lane, Benchill, Manchester, M22 9WN
139 Woodhouse Lane, Benchill, Manchester, M22 9WN
15 Walney Road, Manchester, M22 9TP
33 Walney Road, Manchester, M22 9TP
31 Walney Road, Manchester, M22 9TP
9 Woodend Road, Manchester, M22 9XD
7 Woodend Road, Manchester, M22 9XD
3 Walney Road, Manchester, M22 9TP
29 Walney Road, Manchester, M22 9TP
25 Walney Road, Manchester, M22 9TP
21 Walney Road, Manchester, M22 9TP
17 Walney Road, Manchester, M22 9TP
11 Walney Road, Manchester, M22 9TP
1 Walney Road, Manchester, M22 9TP
5 Walney Road, Manchester, M22 9TP
39 Walney Road, Manchester, M22 9TP
35 Walney Road, Manchester, M22 9TP
169 Woodhouse Lane, Benchill, Manchester, M22 9WN
147 Woodhouse Lane, Benchill, Manchester, M22 9WN
137 Woodhouse Lane, Benchill, Manchester, M22 9WN

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: SOUTH AREA