

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Miss Rebecca Marwood
NHS Property Services
10 South Colonnade
Canary Wharf
London
E14 4PU

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Erection of medical centre (Use Class E (e) with parking (including creation of access and provision of boundary treatment), landscaping and associated works (including plant compound, bin store, cycle store and staff outdoor area).

Location: Land To The North Of Moseley Road, Manchester , M14 6PE

Date of application: 3 November 2025

Application number: 144426/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Condition(s) attached to this decision

0) Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

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:

Location plan ref: HMCNMC-GDA-V1-S1-DR-A-9903 rev.P02

Proposed Site plan ref: HMCNMC-GDA-V1-S1-DR-A-9901 rev.P02

Proposed Ground floor plan ref: HMCNMC-GDA-V1-00-DR-A-9901 rev.P01
 Proposed roof plan ref: HMCNMC-GDA-V1-R1-DR-A-9901 rev. P01
 Proposed Elevations plan ref: HMCNMC-GDA-V1-R1-DR-A-9904 rev. P02
 Proposed Sections plan ref: HMCNMC-GDA-V1-ZZ-DR-A-9905 rev.P02
 Proposed Externals plan ref: HMCNMC CUR ZZ 00 DRC 94700 rev.P03
 Design and Access Statement P03 28.10.2025
 Air Quality Assessment ref: 9432r1 Date: 27th June 2025
 BREEAM New Construction v6 (Healthcare) Progress Tracker
 Energy Statement September 2025 rev.P01
 Landscape Planting plan ref: HMCNMC-ITR- XX-00-DR-L-0401 rev. P02
 Proposed lighting plan dated 13.10.2025 Sheet 2
 Open Space Assessment August 2025
 Supporting Planning Statement October 2025
 Response to Blue and Green Infrastructure Strategy for Manchester October 2025
 Security Needs Assessment dated 08.08.2025
 Servicing Management Plan ref: 087546-CUR-XX-XX-T-TP-00003 Rev.P02 dated 08 October 2025
 CCTV Drainage inspection survey and images ref: S26205 dated 29th May 2025
 Existing Drainage information Form No: PRO_PRO_012 Rev No: 01 Rev Date: Oct 2022
 Ventilation Statement Rev.P01 September 2025
 Arboricultural Impact Assessment 14 September 2025
 Tree Survey
 Tree Constraint plan
 Tree Protection Plan
 Biodiversity Net Gain Assessment 17/09/2025. Updated 29/09/2025 (V2).
 Biodiversity Net Gain Matrix
 Preliminary Ecological Assessment 9th September 2025
 Landscape and Ecological Management Plan 22/09/2025. Updated 29/09/2025 (V2)
 Preliminary Arboricultural Method Statement
 Storm Network Drainage Data 15.10.25
 Flood Risk Assessment and Drainage Strategy Report ref: 087546-CUR-XX-XX-T-C-92000-V01 Rev. V03 11 September 2025
 Phase 1 Preliminary Risk Assessment ref: 087546-CUR-XX-XX-T-GE-00002 Rev. P01 Dated 16 June 2025
 Construction Waste Management Plan ref: 784-B073312 September 2025
 Waste Management Strategy ref: 784-B073312 September 2025
 Transport Statement ref: 087546-CUR-XX-XX-T-TP-00001 Rev. P03 Dated 28 October 2025
 Interim Travel Plan ref: 087546-CUR-XX-XX-T-TP-00002 Rev. P03 Dated 28 October 2025
 Received 3rd November 2025

Sub Structure Details Sheet 1 plan ref: HMCNMC -CUR-V1-B1- DR- S- 16005 rev.P01
 Sub Structure Details Sheet 2 plan ref: HMCNMC -CUR-V1-B1- DR- S- 16006 rev.P01
 Sub Structure Details Sheet 3 plan ref: HMCNMC -CUR-V1-B1- DR- S- 16007 rev.P01
 Site Retaining Wall General Arrangement plan ref: HMCNMC -CUR-V1-B1- DR- S- 16100 rev.P02
 Building Retaining Wall General Arrangement plan ref: HMCNMC -CUR-V1-B1- DR- S- 16110 rev.P02
 Bin Store Slab General Arrangement plan ref: HMCNMC -CUR-V1-B1- DR- S- 16120 rev.P01

Ground Floor General Arrangement plan ref: HMCNMC -CUR-V1-00- DR- S- 20001 rev.P02

Ground Floor Column GA plan ref: HMCNMC -CUR-V1-00- DR- S- 20005 rev.P01

Ground Floor Masonry GA plan ref: HMCNMC -CUR-V1-00- DR- S- 20030 rev.P01

Super Structure Details Sheet 2 plan ref: HMCNMC -CUR-V1-00- DR- S- 28002 rev.P01

Foundation General Arrangement plan ref: HMCNMC -CUR-V1-B1- DR- S- 160001 rev.P02

Received 17th December 2025

Proposed boundary treatments plan ref: HMCMC-GDA-V1-S1-DR-A-002 rev. P04

Environmental Noise Survey Report ref: A2304 R-1 rev. B 17th December 2025

Received 18th December 2025

Highway Post -App Response Technical Note ref: 087546-CU-XX-XX-T-TP-00005- P01

Phase 2 Ground Investigation report ref: 087546-CUR-XX-XX-T-GE-00002 rev.P02 dated 19th December 2025

Received 19th December 2025

Proposed boundary treatments plan ref: HMCMC-GDA-V1-S1-DR-A-002 rev. P04

Received 24th December 2025

Stage 1 RSA received 19th January 2026

Rugby and Football Ball Strike Assessment ref: LSUK.25-1152_RFTA v.1 received 22nd January 2026

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 (2012).

3) Notwithstanding the Construction Waste Management Plan ref: 784-B073312

September 2025 in condition no.2, prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4) The development shall be carried out in accordance with the materials specified on plan ref:

Proposed Elevations plan ref: HMCNMC-GDA-V1-R1-DR-A-9904 rev. P02 and in the design and Access Statement dated 28.10.2025 (page 21) (Red Facing Brick (Michelmersh Clayburn) with a reversed feature Brick Panel(- Weinerberger Glazed Bricks Amsterdam Green, Tahiti Green & Malaysia Green) ; PPC Aluminium Feature Cladding to Canopy in a RAL colouration to match green bricks; Windows - PPC Metal External Doorset, Aluminium Framed Glazed Curtain Walling, Double Glazed Windows & Aluminium Roof Capping -RAL 7005;PPC Metal External Doorset, Aluminium Framed Glazed Curtain Walling, Double Glazed Windows & Aluminium Roof Capping -RAL 7005; PPC Aluminium Louvre -RAL colour to match red brick).

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 (2012).

5) Prior to above ground works, and notwithstanding plans specified in condition no.2, full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, and dropped kerbs and tactiles on new access) and a delivery sequence, shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the medical centre being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6) The car parking indicated on the approved plans for the proposed medical centre, shall be surfaced, demarcated and made available for use prior to the medical centre hereby approved being occupied. The car parking shall then be available at all times whilst the medical centre is occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

7) a) The cycle storage arrangements shall be implemented in accordance with the location shown on the Proposed Site plan ref: HMCNMC-GDA-V1-S1-DR-A-9901 rev.P02.

b) Finalised elevational designs for the long stay covered cycle store shall be submitted to and approved in writing by the City Council as local planning authority prior to the occupation of the Medical Centre, and be retained thereafter.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Manchester Core strategy and policy JP-C6 of the Places for Everyone joint development plan.

8) a) Before the medical centre hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes: i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development.

ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time.

iii) mechanisms for the implementation of the measures to reduce dependency on the private car.

iv) measures for the delivery of specified travel plan services.

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy, The Guide to Development in Manchester (SPD) and policies JP-S1, JP-P1 and JP-C1 of Places for Everyone Joint Development Plan.

9) a) Finalised specifications of the electric charging points to the parking spaces shown on the Proposed Site plan ref: HMCNMC-GDA-V1-S1-DR-A-9901 rev.P02, shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the medical centre hereby approved.

b) Prior to occupation of the medical centre the electric charging points shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - In the interest of air quality pursuant to policies SP1, DM1 and EN16 of the Manchester Core Strategy and policies JP-C8 and JP-S5 of the Places for Everyone Joint Development Plan.

10) The development shall be implemented in accordance the Servicing Management Plan ref: 087546-CUR-XX-XX-T-TP-00003 Rev.P02 dated 08 October 2025, whilst the proposed medical centre is in use.

Reason - In the interests of pedestrian and highway safety, pursuant to policy T1, and DM1 of the Manchester Core Strategy (2012).

11) a) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Phase 1 Preliminary Risk Assessment ref: 087546-CUR-XX-XX-T-GE-00002 Rev. P01 Dated 16 June 2025, and Phase 2 Ground Investigation report ref: 087546-CUR-XX-XX-T-GE-00002 rev.P02 dated 19th December 2025.

b) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012), and policy JP-S1 of the Places for Everyone Joint Development Plan.

12) . If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. An additional ground investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in accordance with the National Planning Policy Framework, and pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012), and policy JP-S1 of the Places for Everyone Joint Development Plan.

13) a) Development implemented in accordance with Environmental Noise Survey Report ref: A2304 R-1 rev. B 17th December 2025.

b) Prior to first occupation of the medical centre, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The

report shall also undertake post completion testing to confirm that the internal noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason- To secure a reduction in noise from traffic or other sources in order to protect future users from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), saved UDP policy DC26, and policy JP-P1 of the Places for Everyone Joint Development Plan.

14) a) The external plant shall be implemented in accordance with the Environmental Noise Survey Report ref: A2304 R-1 rev. B 17th December 2025 and Ventilation Statement Rev.P01 September 2025 before the use commences.

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 policies SP1, and DM1 of the Manchester Core Strategy (2012), saved UDP policy DC26, and policy JP-P1 of the Places for Everyone Joint Development Plan.

15) a) The development shall be implemented in accordance with the details in the Waste Management Strategy ref: 784-B073312 September 2025 received on 3rd November 2025

b) The details of the approved scheme shall be implemented as part of the development prior to the occupation of the medical centre and shall remain in situ whilst the use is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012), and policy JP-P1 of the Places for Everyone Joint Development Plan.

16) The medical centre shall not operate outside the following hours:-

08:00 a.m. to 08:00 p.m. on Mondays to Sundays

Reason - In interests of residential amenity in order to reduce noise and 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 (2012).

17) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), saved UDP policy DC26, and policy JP-P1 of the Places for Everyone Joint Development Plan.

18) a) The external lighting shall be implemented in accordance with the locations shown on Proposed lighting plan dated 13.10.2025 Sheet 2.

b) Prior to the occupation of the Medical Centre, finalised elevational design of the external lighting products (designed to control glare) to be installed shall be submitted to and approved in writing by the City Council as local planning authority.

c) 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 in the approved light consultant's report. 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 report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

19) a) The development shall be carried out in accordance with measures set out in the Security Needs Assessment dated 08.08.2025, and the agreed measures shall be retained and maintained thereafter.

b) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received confirmation that the security measures set out in the Security Needs Assessment dated 08.08.2025 have been implemented.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

20) Notwithstanding the drainage information referenced in condition no.2 on prior to commencement of development, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details, prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan.

21) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Those details shall include:

Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;

As built construction drawings if different from design construction drawings;

Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies within the NPPF and NPPG, Core Strategy policies EN8 and EN14 and policy JP-S4 of the Places for Everyone Joint Development Plan Document.

22) No site clearance works, including works to trees or shrubs, shall commence between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation that no bird nests are present has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012).

23) Precautionary working methods for common amphibians, badger, hedgehogs, and nesting birds during site clearance and construction phases of the development shall be undertaken for the duration of the construction period.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

24) If no development commences within 12 months of the date of consent, a further survey of the site and locality for badger setts and bat roosts, shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

25) The design of the bird and bat boxes and locations in of the Landscape and Ecological Management Plan 22/09/2025. Updated 29/09/2025 (V2) shall be implemented prior to the occupation of the medical centre and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

26) a) The landscaping scheme for the development shall be implemented in accordance with the details on the Landscape Planting plan ref: HMCNMC-ITR- XX-00-DR-L-0401 rev. P02

b) The landscaping scheme hereby approved shall be managed in accordance with the contents of the Landscape and Ecological Management Plan 22/09/2025. Updated 29/09/2025 (V2)

c) The approved landscaping scheme shall be implemented not later than 12 months from the date the buildings are 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 (2012), and policies JP-S1, and JP-P1 of the Places for Everyone Joint Development Plan.

27) In this condition ""retained tree"" means an existing tree located to the north east of the site to the rear of nos.174-178 Birchfields Road , and two trees on Moseley Road in front of the site , which are shown on the Tree Protection Plan received on 3rd November 2025 , specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development 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 (2012).

28) a) The medical centre shall be implemented in full accordance with the measures set out in the Energy Statement September 2025 rev.P01.

b) Within 3 months of the completion of the construction of the authorised development, a post construction review certificate/statement shall be submitted for approval for the development.

c) Any non-conformity from the approved scheme shall be clearly set out along with measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework, and policies JP-S1, JP-P1 and JP-S2 of the Places for Everyone Joint Development Plan.

29) a) The boundary treatment shall be implemented in accordance with the height, design description and locational details on plan ref: Proposed boundary treatments plan ref: HMCMC-GDA-V1-S1-DR-A-002 rev. P04 Received 24th December 2025.

b) Prior to the occupation of the Medical Centre finalised elevational design of the boundary treatment to be installed shall be submitted to and approved in writing by the City Council as local planning authority.

The development shall be implemented in accordance with the approved details and be retained thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

30) Prior to the occupation of the development hereby approved, the finalised design details of the mitigation measures to prevent ball strikes from the sports pitches to the north of the site shall be submitted to and approved in writing by the City Council as local planning authority.

The development shall be implemented in accordance with the approved details, and be retained thereafter.

Reason - To reduce the potential for ball strike from the sports pitches to the north of the site, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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

32) Prior to above ground works, full details of any roller shutters to be installed shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt the shutters should be perforated, have a coloured finish and be housed in shutter boxes flush with the façade of the medical centre. The approved details shall be implemented prior to the first occupation of the medical centre and thereafter retained.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms, pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy and saved policy E3.3 of the Unitary Development Plan for the City of Manchester.

33) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the medical centre hereby approved shall be used for any purpose other than the for the following purpose(s) of contained within Schedule 2, Part A, Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification):

-E(e) Provision of medical or health services.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without separate approval, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012)

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

The applicant is advised that the application site is located partially within land that is covered by HS2 Safeguarding Directions, which remain in place on the former Phase 2b Western Leg route (between Crewe and Manchester). It is expected to know more in due course and the applicant is advised to monitor future Government announcements on this subject.

Swift Bricks - If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and - any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and

- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 (as amended), which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Protected species can also turn up in unexpected places, and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant is advised that they must seek ecological advice should they find or suspect that the proposal will impact on protected species.

Application for Section 278 highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. It is expected that all modifications/improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The Council seeks use of a standard palette of materials for footway and carriageway construction. For alternatives of a higher standard, a commuted sum (for non-standard highway material and its maintenance) will need to be agreed between MCC and the applicant.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, Section 50 works skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email:
highwaylicences@manchester.gov.uk /
highwaynetworkmanagement@manchester.gov.uk.

For any projects that require a S278 highway agreement a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design at the pre-planning stage - prior to planning approval being granted. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly.

Date: 4 February 2026

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 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 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-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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 or 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.