MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Wythenshawe Campus

Address Line 1

Brownley Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 9UH

Description of site location must be completed if postcode is not known:

Easting (x)

383010

Northing (y)

387936

Description

Applicant Details

Name/Company

Title

Mr

First name

Niall

Surname

Wright

Company Name

The Manchester College

Address

Address line 1

Whitworth House

Address line 2

Ashton Old Road

Address line 3

Openshaw

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M11 2WH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Melissa

Surname

Murphy

Company Name

10architect Ltd

Address

Address line 1

12

Address line 2

Hilton Street

Address line 3

Town/City

MANCHESTER

County

Country

Postcode

M1 1JF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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.

Reference number

143845/FO/2025

Date of decision (date must be pre-application submission)

29/10/2025

Please state the condition number(s) to which this application relates

Condition number(s)

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.

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.

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.

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

02/02/2026

Has the development been completed?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - 1462-R-260210_External Materials Palette

Condition 11 - MCBW-10A-V9-XX-DR-A-9001_Proposed Site Plan_L2

Condition 15 - BGP - Manchester College M22 9UH - v1 - 10-12-25
Condition 15 - BNG report - Manchester College M22 9UH - v3 - 08-01-26
Condition 15 - HMMP - Manchester College M22 9UH - v2 - 08-01-26

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Melissa Murphy

Date

11/02/2026