

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144862/JO/2026

Date registered valid: 5 January 2026

Proposal: Variation of Conditions 2 (Specified Plans), 7a (Tree Retention) and 10 (landscaping) attached to Planning Permission 141465/FO/2024 to enable pitch position moved 950mm north east direction.

Address: Manchester Communication Academy, 2A Silchester Drive, Manchester, M40 8NT

Ward(s): Harpurhey Ward

Applicant: Mr Andrew Woolley, Manchester Communication Academy

Agent (if any): Mr Neil McHugh, MUGA UK Ltd

Case officer: Steven McCoombe
Tel: 0161 234 4607
Email: steven.mccoombe@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 29 January 2026

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Other

Date of site visit: 23 January 2026

Standard consultations:

Printed: 9 January 2026 Expired: 30 January 2026

Neighbour notifications

Printed: 9 January 2026 Expired: 30 January 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 and surroundings

The application site relates to Manchester Communication Academy - a secondary school situated at the corner of Rochdale Road/Queens Road/Silchester Drive.

The school campus extends across two split sites. The main area lies at the corner of Rochdale Road and Queens Road, whilst the north-eastern area lies at the corner of Carisbrook Street and Lathbury Road and includes changing rooms, MUGA pitches and a pump track. A hard surfaced track links the two sites, flanked by Moston Brook to the east and dwellinghouses to the west.



Aerial view of the application site (Extract Google Maps)

In this case, the proposal relates to the existing MUGA pitch located at the corner of Carisbrook Street and Lathbury Road, located just to the north-east of the existing school buildings. The adjoining playing field would be unaffected.

Immediately to the south is an existing pump track, earmarked for a new school block following the granting of planning permission referenced 138956/FO/2024.

Apart from open space and St. Edmund's RC Primary school with neighbours the site to the north and east, the wider area is predominantly residential in character.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

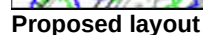
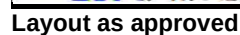
Description of development

Variation of Conditions 2 (Specified Plans), 7a (Tree Retention) and 10 (landscaping) attached to Planning Permission 141465/FO/2024 which allowed for the refurbishment and enlargement of an existing artificial grass pitch (AGP) including installation of fencing, floodlighting, storage container and associated works.

The proposed works would allow for increased usage to the increase capacity for multiple pitch use and resizing, which would benefit the Academy, local clubs and community groups in the local area. The proposed pitch would not affect the existing playing field.

The proposed pitch is to be enclosed by 4.5 metre high, weld mesh perimeter fencing and gates and illuminated by 6no. 15-metre-high lighting columns with LED lamps. The scheme also includes access paths, a retractable divided net to allows pitch segregation, spectator area and

In this case, the proposed amendment involves the relocation of the proposed pitch by 950mm to the north east and requires alterations to the wording of conditions which reference the original approved plans and to allow for an update to the Aborigicultural Assessment.



Consultations & Notification Responses

Arboriculture – No objection, subject to the tree planting following BS8545:2014.

Manchester Active – No objection.

Sport England – No objection, subject to conditions relating to community use, FA standards, maintenance and management.

Greater Manchester Ecology Unit (GMEU) – Comments made in relation to the original application remain unchanged whereby conditions are advised in relation to lighting, nesting bird and small mammal protection, along with a further condition requiring a CEMP for works close to Moston Brook.

The information submitted shows that after construction of the development, current onsite biodiversity remediation and the 10% net gain requirement there is due to be a gain of 0.08 Area Habitat units.

This is considered to be a realistic achievement for the site and therefore the LPA can be reasonably confident that the statutory biodiversity condition could be discharged. It is not considered that the onsite mitigation and enhancement would be significant.

If approved, the Biodiversity Gain Plan (BGP) and basic Habitat Management and Monitoring Plan (HMMP) should be completed to show how the biodiversity gain will be managed,

Highways Services - The proposed amendment does not affect access/circulation or the surrounding adopted footway/highway or Public Right of Way. There is therefore no objection to the proposed variation.

Relevant Planning History

141465/FO/2024

Refurbishment and enlargement of existing artificial grass pitch (AGP) including installation of fencing, floodlighting, storage container and associated works. *Approved 13 March 2025.*

138956/FO/2024

Erection of 2 blocks to form ancillary teaching space and installation of two multi use games areas. *Approved 4 October 2024.*

138511/FO/2023

Erection of single storey extension to existing secondary school to provide a dance studio and changing facilities, together with alterations to the parking area. *Approved 7 December 2023.*

136761/P14J/2023

Prior Approval for the installation of roof mounted photo voltaic panels. *Approved 25 September 2023.*

116369/JO/2017

Variation of conditions 2, 12 and 15 attached to previously approved planning permission 106653/FO/2014/N1 to allow for modifications to new car parking area to east of Lathbury Road (layout and capacity) and introduction of 6 no. cycle spaces within new car park. *Approved 13 July 2017.*

137174/FO/2023

Installation of 5 x roof mounted air source heat pumps housed adjacent to the plant room. *Approved 4 September 2023.*

108898/FO/2015/N1

Installation of a Mountain Bike Trail, and separate scoot track upon existing MUGA adjacent to Lathbury Road playing fields, together with a cycle link path to the rear of dwellings on Gissing Walk and Chevington Drive, and the siting of a storage container within the Manchester Communication Academy site. *Approved 20 July 2015.*

106653/FO/2014/N1

Construction of new external 3G Artificial Turf Pitch (ATP) on part of existing school playing fields, together with new 4.5m high boundary fencing to pitch, 8 no. 15m high floodlighting columns, creation of new natural turf bund area to south-west of new pitch, and creation of new 55 space car park accessed off Lathbury Road and associated works. *Approved 6 May 2015.*

088332/VO/2008/N1

CITY COUNCIL DEVELOPMENT - Erection of a three-storey secondary school building with vehicular access from Silchester Drive and associated playing pitches, landscaping, sports hall, car parking bus drop off facility and boundary treatments. *Approved 2 March 2009.*

088096/VO/2008/N1

CITY COUNCIL DEVELOPMENT - Erection of temporary fencing 2.4 metres and 1.2 metres in height and temporary hoarding 2.4 metres in height. *Approved 11 December 2008.*

Policy

The following policy and guidance is relevant to the consideration of this application:

- Saved policy DC26 of the Unitary Development Plan;
- Policies DM1, EC1, EN1, EN8-EN12, EN14, EN15-19 EC1, T2, and SP1 and of the Manchester Core Strategy;
- Guide to Development in Manchester (SPD);
- Manchester Playing Pitch and Outdoor Sport Strategy (2022-2031)
- Places for Everyone Joint Development Plan;
- National Planning Policy Framework and Consultation Draft (December 2025)
- National Planning Policy Guidance.

Issues

Principle

The general principle of the proposal has already been established as being acceptable through the granting of the host permission and compliant with the above policy and guidance.

The proposed development would improve an existing sport facility and improve the quality and quantity of accessible sport and recreation provision in the local area by meeting an identified need within the local area for a fully compliant 91 x 55m 3G pitch and as part of the FA framework.

The refurbished and extended pitch would provide a good quality football facility that removes weather as a factor and ensures sports fixtures and general training are not cancelled due to adverse weather conditions. The proposal would also expand and improve the facilities available at the site for use by the wider community, therefore encouraging a wider range of participants.

In the case of the current application, consideration only relates to the affects of relocating the pitch 950mm to the north east.

Site Layout

The proposed relocation would not affect the existing playing field, with the layout designed to limit the effect on the existing area by retaining the existing grass pitch provision.

External Lighting

The proposed pitch would be lit by six 15-metre-high lighting columns fitted with LED lamps, along with four 6-metre-high streetlights to illuminate the adjoining pathway. Whist the lighting positions would be slightly adjusted to reflect the revised pitch layout, the changes are not considered to alter the overall lighting impact identified in the original assessment. The scheme has been designed to minimise effects on the surrounding area and avoid any unacceptable impact on the living conditions of nearby residents.

Trees

Due to the potential impact upon existing trees and root zones, the Council's Arboriculturist has been consulted who raises no objection, subject to the tree planting following BS8545:2014. he The existing trees and new trees would remain unchanged as per the original application.

Ecology

Provided the original conditions relating to ecology are adhered to, there would be no further impact to ecology or biodiversity net gain requirements.

Impact to Sport Facilities

It is considered that the proposal would facilitate an improvement to local sport facilities and create an all-weather fully compliant 3G pitch and as part of the FA framework.

Highway Impact

There would be no material impact to the operation of the highway as a result of the proposed pitched relocation.

Conclusion

Given the nature of the changes, it is not considered that there would be any significant material impact to the character of the area or visual amenity.

The proposed amendments would have a negligible impact would therefore comply with all relevant, overarching policy and guidance and the conclusions of originally submitted technical assessments approved as part of the host permission would be the same. The proposed amendment is therefore satisfactory.

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

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.

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

- 1) The development must be begun not later than 13 March 2028.

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

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

Drawings referenced:

MCA-MUK3213-02/K (Pitch Layout);
MCA-MUK3213-03/I (Proposed DDA Path Plan);
MCA-MUK3213-04/E (Location Plan);
MCA-MUK3213-05/G (Proposed Block Plan);
MCA-MUK3213-07/H (Proposed Site Plan);
MCA-MUK3213-09/F (Contractor's Site Arrangement Plan);
MCA-MUK3213-12/A (Proposed Landscape and Planting Plan);
MCA-MUK3213-13/I (Proposed Drainage Plan).

Received by the City Council as Local Planning Authority on 5 January 2026.

Drawings referenced:

MCA-MUK-3213 10 (Elevations), MCA-MUK-3213 20 (Path Kerb Detail) and MCA-MUK-3213 23/A (Pitch Kerb and Infill Containment Barrier, received by the City Council as Local Planning Authority on 7 November 2024, ,

Drawing referenced:

HLS 8065/1 (Proposed Floodlighting) received by the City Council as Local Planning Authority on 11 February 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) Prior to first use of the Artificial Grass Pitch hereby approved, a community use agreement prepared in consultation with Manchester Active and Sport England shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreement shall apply to the Artificial Grass Pitch and ancillary facilities and include details of pricing policy, hours of use, access by non-educational establishment users, management responsibilities and a mechanism for review. The development shall only be used in strict compliance with the approved agreement and for the duration of the development.

Reason- To secure well managed safe community access to the Artificial Grass pitch and associated ancillary facilities and to ensure sufficient benefit to the development of sport, pursuant to policies EN10-12 and SP1 of the Manchester Core Strategy, National Planning Policy Framework (NPPF),

4) Use of the development hereby approved shall not commence until:

(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with policy EN10 of the Manchester Core Strategy.

5) Prior to the altered pitch hereby approved being brought into use, a Management and Maintenance Scheme for the facility, including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance

with the agreed details with the agreed scheme to remain in operation so long as the pitch is used.

Reason - To ensure that a new 3G facility is capable of being managed and maintained to deliver a sport facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with policy EN10 of the Manchester Core Strategy.

6) The development hereby approved shall only be implemented in accordance with the materials detailed within the submitted materials document dated 11 June 2024, received by the City Council as Local Planning Authority on 7 November 2024.

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, pursuant to policies SP1, EN3 and DM1 of the Core Strategy.

7) 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 as shown on the drawing referenced 701/P01 and Arboricultural Impact Assessment (V3) prepared by RPS, received by the City Council as Local Planning Authority as City Council on 5 January 2026 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.

8) No works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

9) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Reasonable Avoidance Measures (RAMs) statement, agreed as part of discharge of condition application referenced CDN/25/0443.

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

10) The hard and soft landscaping scheme, including replacement tree planting as shown on drawing referenced MCA-MUK3213-12 Rev A received by the City Council as Local Planning Authority shown on 5 January 2026 shall be implemented not later than 12 months from the date of commencement of works. 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.

11) Notwithstanding details submitted, a detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first use of the pitch hereby approved. In this condition a Travel Plan means a document which includes:

- (1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;
- (2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;
- (3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and
- (4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

12) Prior to the pitch hereby approved becoming operational, full details of all necessary off-site highway works, shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works shall include:

- A new vehicular crossover to the new emergency/maintenance access to the sports pitch from Carisbrook Street and any associated works.

The development shall not become operational until all the necessary off-site highway works have an agreed timescale for implementation.

Reason - To encourage walking to the site and in the interests of highway safety, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

13) Prior to the pitch hereby approved becoming operational, full details of an updated car park signage strategy shall be submitted to and agreed in writing by the City Council as Local Planning Authority, to ensure that users of the pitch are aware that they have permission to utilise the existing Manchester Academy parking areas. The strategy should also include new signage close to the pitch to inform users that parking is available at the existing car parks. The agreed signage shall be installed prior to the refurbished/enlarged pitch becoming operational and retained thereafter.

Reason - To ensure users are aware of car park availability and to prevent excessive on street car parking, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

14) Notwithstanding details submitted, the development hereby approved shall not become operational until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking so long as the use is operational.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

15) a) The development hereby approved shall only be implemented in accordance with the agreed lighting scheme shown on drawing referenced HLS 8065/A and accompanying strategy and assessments (Ref: 8065) prepared by Halliday Lighting, received by the City Council as Local Planning Authority on 7 November 2024 and 11 February 2025 respectively. The floodlighting shall only be operational for the agreed hours of opening and at no other time.

b) Prior to the lights hereby approved becoming operational, a verification report shall be required to validate that the work undertaken 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 - To safeguard amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy

16) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as Local Planning Authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

17) The pitch hereby approved shall not be operational outside the following hours:-

08:00 to 22.00 hrs Monday to Friday;

08.00 to 18.00 hrs Saturdays, Sundays and Bank Holidays.

Reason - To safeguard residential amenity, 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.

18) The development hereby approved shall only be implemented in accordance with the physical security specifications outlined within sections 3.3 and section 4 of the submitted Crime Impact Statement (Ref: 2024/0030/CIS/03 - version A) dated 29 October 2024, received by the City Council as Local Planning Authority on 11 February 2025.

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

19) Notwithstanding details submitted, no boundary treatment shall be erected until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is first occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

20) a) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Ground Investigation Report, prepared by Soiltechnics (Ref: STX6988-R01-Rev_A), received by the City Council as Local Planning Authority on 13 May 2025, supplemented by a Contamination Discovery Strategy and e-mail received by the Council as Local Planning Authority on 18 June 2025, as agreed as part of discharge of condition application referenced CDN/25/0443.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first use/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 policies DM1 and EN18 of the Manchester Core Strategy.

It is understood that excavated topsoil generated during construction work is to be used to regrade levels around the perimeter of the pitch with excess topsoil being removed from site. Notwithstanding the findings of the submitted Soiltechnics Ground Investigation Report, ref. STV5997-R01 Rev B, October 2023, which included composite sampling of site materials, any site-won or imported soils for use within soft landscaped areas on site must be validated as suitable for use in accordance with City Council guidance.

It is recommended that the WML Geo-Environmental Investigation & Assessment, ref. 11258G-WML-XXZZ RP-G-0002, October 2023 (submitted for CDN/24/1034 of planning approval 138956/FO/2024), which includes sampling data for an area adjacent to the application site (Y7

Block), be considered by the ground contamination consultants in any further proposals to re-use site-won materials on or off site.

21) 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 after development commences, 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 is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved 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 DM1 and EN18 of the Manchester Core Strategy.

22) The development hereby approved shall only be implemented in accordance with the details contained within the Surface Water Design document (Ref: R - 00256 - 001 - SWD - B) prepared by SEA Consulting Engineers, received by the City Council as Local Planning Authority on 26 June 2025, as agreed as part of discharge of condition application referenced CDN/25/0443.

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 of the Manchester Core Strategy.

23) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Habitat and Maintenance Monitoring Plan, received by the City Council as Local Planning Authority on 13 May 2025, as agreed as part of discharge of condition application referenced CDN/25/0443.

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).

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Corporate Property
MCC Flood Risk Management
Greater Manchester Police
MCR Active
Greater Manchester Ecology Unit
Sport England

7 Kinmount Walk, Manchester, M9 5GH
4 Kinmount Walk, Manchester, M9 5GH
1 Thornaby Walk, Manchester, M9 5GE
62 Lathbury Road, Manchester, M9 5GN
4 Grayrigg Walk, Manchester, M9 5QB
3 Grayrigg Walk, Manchester, M9 5QB
380 Lathbury Road, Manchester, M40 8NS
5 Gissing Walk, Manchester, M9 5GS
362 Lathbury Road, Manchester, M40 8NS
The Hipp, Lathbury Road, Manchester, M40 8NR
1 Silchester Drive, Manchester, M40 8NT
169 Monsall Road, Manchester, M40 8WP
181 Monsall Road, Manchester, M40 8WP
183 Monsall Road, Manchester, M40 8WP
Unit 10, Monsall Mill, Monsall Road, Manchester, M40 8WN
7 Blencarn Walk, Manchester, M9 5GF
2 Blencarn Walk, Manchester, M9 5GF
5 Thornaby Walk, Manchester, M9 5GE
68 Lathbury Road, Manchester, M9 5GN
66 Lathbury Road, Manchester, M9 5GN
56 Lathbury Road, Manchester, M9 5GN
50 Lathbury Road, Manchester, M9 5GN
6 Grayrigg Walk, Manchester, M9 5QB
4 Woodlinn Walk, Manchester, M9 5QG
3 Ruskington Drive, Manchester, M9 5AB
4 Blackstone Walk, Manchester, M9 5QA
10 Blackstone Walk, Manchester, M9 5QA
75 Signal Drive, Manchester, M40 8NN
6 Chevington Drive, Manchester, M9 5GW
3 Chevington Drive, Manchester, M9 5GW
159 Monsall Road, Manchester, M40 8WP
Unit 2C, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Unit 3, Monsall Mill, Monsall Road, Manchester, M40 8NQ
179 Monsall Road, Manchester, M40 8WP
SHAFI CARS, Unit 11, Monsall Mill, Monsall Road, Manchester, M40 8NQ
5 Blencarn Walk, Manchester, M9 5GF
6 Blencarn Walk, Manchester, M9 5GF
2 Thornaby Walk, Manchester, M9 1GN
1 Kinmount Walk, Manchester, M9 5GH
70 Lathbury Road, Manchester, M9 5GN
54 Lathbury Road, Manchester, M9 5GN
52 Lathbury Road, Manchester, M9 5GN

6 Woodlinn Walk, Manchester, M9 5QG
Flat 1, 202 Carisbrook Street, Manchester, M9 5AD
200 Carisbrook Street, Manchester, M9 5AD
15 Eamont Walk, Manchester, M9 5GG
1 Gissing Walk, Manchester, M9 5GS
9 Gissing Walk, Manchester, M9 5GS
372 Lathbury Road, Manchester, M40 8NS
2 Chevington Drive, Manchester, M9 5GW
1 Chevington Drive, Manchester, M9 5GW
9 Chevington Drive, Manchester, M9 5GW
15 Chevington Drive, Manchester, M9 5GW
165 Monsall Road, Manchester, M40 8WP
Unit 8, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Unit 9, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Unit 1A, Monsall Mill, Monsall Road, Manchester, M40 8NQ
9 Blackstone Walk, Manchester, M9 5QA
11 Kinmount Walk, Manchester, M9 5GH
9 Kinmount Walk, Manchester, M9 5GH
3 Blencarn Walk, Manchester, M9 5GF
6 Kinmount Walk, Manchester, M9 5GH
7 Thornaby Walk, Manchester, M9 5GE
3 Kinmount Walk, Manchester, M9 5GH
72 Lathbury Road, Manchester, M9 5GN
42 Lathbury Road, Manchester, M9 5GN
8 Grayrigg Walk, Manchester, M9 5QB
7 Grayrigg Walk, Manchester, M9 5QB
11 Eamont Walk, Manchester, M9 5GG
21 Chevington Drive, Manchester, M9 5GW
368 Lathbury Road, Manchester, M40 8NS
374 Lathbury Road, Manchester, M40 8NS
5 Chevington Drive, Manchester, M9 5GW
17 Chevington Drive, Manchester, M9 5GW
157 Monsall Road, Manchester, M40 8WP
Premier Auto Bodies, Monsall Mill, Monsall Road, Manchester, M40 8NQ
163 Monsall Road, Manchester, M40 8WP
167 Monsall Road, Manchester, M40 8WP
Unit 1 Ground Floor, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Monsall Mill, Monsall Road, Manchester, M40 8NQ
76 Lathbury Road, Manchester, M9 5GN
48 Lathbury Road, Manchester, M9 5GN
44 Lathbury Road, Manchester, M9 5GN
8 Woodlinn Walk, Manchester, M9 5QG
6 Blackstone Walk, Manchester, M9 5QA
382 Lathbury Road, Manchester, M40 8NS
3 Gissing Walk, Manchester, M9 5GS
7 Gissing Walk, Manchester, M9 5GS
161 Monsall Road, Manchester, M40 8WP
171 Monsall Road, Manchester, M40 8WP
177 Monsall Road, Manchester, M40 8WP
Unit 2, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Unit 12, Monsall Mill, Monsall Road, Manchester, M40 8NQ
BILLIE'S BUTTIES, Unit 3C, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Unit 7, Monsall Mill, Monsall Road, Manchester, M40 8NQ
1 Blencarn Walk, Manchester, M9 5GF

2 Kinmount Walk, Manchester, M9 5GH
4 Blencarn Walk, Manchester, M9 5GF
9 Thornaby Walk, Manchester, M9 5GE
74 Lathbury Road, Manchester, M9 5GN
5 Grayrigg Walk, Manchester, M9 5QB
1 Blackstone Walk, Manchester, M9 5QA
7 Eamont Walk, Manchester, M9 5GG
3 Eamont Walk, Manchester, M9 5GG
384 Lathbury Road, Manchester, M40 8NS
364 Lathbury Road, Manchester, M40 8NS
366 Lathbury Road, Manchester, M40 8NS
378 Lathbury Road, Manchester, M40 8NS
4 Chevington Drive, Manchester, M9 5GW
8 Chevington Drive, Manchester, M9 5GW
11 Chevington Drive, Manchester, M9 5GW
25 Chevington Drive, Manchester, M9 5GW
First Floor, 2B Monsall Mill, Monsall Road, Manchester, M40 8NQ
3 Blackstone Walk, Manchester, M9 5QA
5 Blackstone Walk, Manchester, M9 5QA
7 Blackstone Walk, Manchester, M9 5QA
3 Thornaby Walk, Manchester, M9 5GE
58 Lathbury Road, Manchester, M9 5GN
1 Eamont Walk, Manchester, M9 5GG
2 Grayrigg Walk, Manchester, M9 5QB
1 Ruskington Drive, Manchester, M9 5AB
Flat 2, 202 Carisbrook Street, Manchester, M9 5AD
13 Eamont Walk, Manchester, M9 5GG
9 Eamont Walk, Manchester, M9 5GG
12 Grayrigg Walk, Manchester, M9 5QB
2A Silchester Drive, Manchester, M40 8NT
370 Lathbury Road, Manchester, M40 8NS
1 St Edmund's Road, Manchester, M40 8ND
12 Chevington Drive, Manchester, M9 5GW
7 Chevington Drive, Manchester, M9 5GW
23 Chevington Drive, Manchester, M9 5GW
173 Monsall Road, Manchester, M40 8WP
Unit 2A, Monsall Mill, Monsall Road, Manchester, M40 8NQ
9 Blencarn Walk, Manchester, M9 5GF
5 Kinmount Walk, Manchester, M9 5GH
64 Lathbury Road, Manchester, M9 5GN
60 Lathbury Road, Manchester, M9 5GN
46 Lathbury Road, Manchester, M9 5GN
38 Lathbury Road, Manchester, M9 5GN
40 Lathbury Road, Manchester, M9 5GN
1 Grayrigg Walk, Manchester, M9 5QB
2 Blackstone Walk, Manchester, M9 5QA
8 Blackstone Walk, Manchester, M9 5QA
2 Woodlinn Walk, Manchester, M9 5QG
14 Grayrigg Walk, Manchester, M9 5QB
5 Eamont Walk, Manchester, M9 5GG
10 Grayrigg Walk, Manchester, M9 5QB
19 Chevington Drive, Manchester, M9 5GW
3 St Edmund's Road, Manchester, M40 8ND
376 Lathbury Road, Manchester, M40 8NS

10 Chevington Drive, Manchester, M9 5GW
13 Chevington Drive, Manchester, M9 5GW
Unit 6, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Second Floor, Monsall Mill, Monsall Road, Manchester, M40 8NQ
Unit 5, Monsall Mill, Monsall Road, Manchester, M40 8NQ
175 Monsall Road, Manchester, M40 8WP
Unit 4, Monsall Mill, Monsall Road, Manchester, M40 8NQ
First Floor Unit 3A, Monsall Mill, Monsall Road, Manchester, M40 8NQ

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
Coal Authority - Surface Coal Resources - Name: Coal bearing strata at surface
Flood Zones Type 2 (low to medium risk) -
Flood Zones Type 3 (high risk) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA