



**STEPHENSON
HALLIDAY**

Planning, Landscape & Environment
an **RSK** company

Planning Team
Manchester City Council
Town Hall
Manchester
M60 2LA

Our Ref: 0101.a

Your Reference: 141761/FO/2024 (Original Planning Consent)

16th December 2025

Dear Sir/ Madam.

DISCHARGE OF CONDITIONS APPLICATION PURSUANT TO CONDITIONS 3, 8, 9, 10, 11, 12, 13
AND THE BIODIVERSITY NET GAIN PLAN IN RESPECT OF PLANNING PERMISSION
REFERENCE 141761/FO/2024

Treetop Trek, Heaton Park, Manchester, M25 2GT

Introduction

On behalf of the Applicant, Zip World Limited., please find enclosed an application for the discharge of conditions 3, 8, 9, 10, 11, 12 and 13 of planning permission 141761/FO/2024, that was granted consent on the 8th August 2025. The planning permission relates to:

- *Installation of 3 no. Tube Slides and Associated Infrastructure*

The planning permission is subject to compliance with 13 conditions and the statutory requirement for a Biodiversity Gain Plan to be submitted and approved by the Local Planning Authority. The development is required to be implemented before the 8th August 2028 in full accordance with the approved plans, and any subsequent approved details. The Biodiversity Net Gain Plan is a further condition set out within the Informative section of the decision notice, which is required as part of the statutory framework for biodiversity net gain underpinned by the Environmental Act 2021.

The conditions relate to matters of design and appearance, ecology and biodiversity, and sustainable travel. Conditions 3, 8, 9, 10, 11, 12 and 13 require details to be submitted to, and approved by the Local Planning Authority (LPA), before development commences, or any earthworks or vegetation clearance. The approval of details relating to these conditions is therefore deemed necessary to facilitate a lawful start to the development. All other conditions have triggers for compliance that do not preclude the commencement of development.

Overview of Conditions

Condition 3 – This condition requires samples and specifications of all materials to be used for all parts of the development to be submitted and approved by the LPA prior to any works below ground being undertaken.

Condition 3 reads as:

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Notwithstanding details submitted, no development that is hereby approved shall commence unless and until samples and specifications of all materials to be used for all parts of the development have been submitted to and approved in writing by the City Council as Local Planning Authority.

The condition was imposed due to reasons of visual amenity and the safeguarding of local heritage assets. Accordingly, the following documents accompany this application in support of the approval of details for this condition:

- Sunkid brochure for the moving carpet conveyor system:
- Swedice Modislide detailed drawings [Separate components](https://www.swedice.com/en/components/)
<https://www.swedice.com/en/components/>

Further to the above information, it is proposed that the moving carpet will have a width of 600mm and be coloured black. In respect of the modislide tube slides, as detailed in the components link above, the sliding surface is proposed to be dark green with a lighter green edge, whilst all other paths and platforms will be finished in brown. All other construction materials and structural specifications remain as per approved drawings.

Conditions 8, 9, 10, 11 and 12 – These conditions all relate to ecology and biodiversity net gain issues. The conditions are intrinsically linked with the details required for the Biodiversity Gain Plan, and the supporting information that accompanies this letter seek to support the discharge of conditions 8, 9, 10, 11, 12 and the Biodiversity Gain Plan.

For clarity and ease of reference, conditions 8, 9, 10, 11, 12 and the Biodiversity Gain Plan, read as follows:

8) Prior to any earthworks or vegetation clearance, a precautionary working measures method statement for mammals and amphibians shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

9) Prior to any earthworks or vegetation clearance, a working method statement for the control of Himalayan Balsam and Snowberry and biosecurity protocols to prevent the further spread of invasive and undesirable species including Himalayan balsam, Rhododendron, Snowberry and hybrid Bluebell or any other invasive species encountered on site shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The measures shall be carried out strictly in accordance with the approved scheme and implemented prior to the commencement of the development hereby approved.

10) No development, site clearance or earth moving shall take place or material or machinery brought on site until a method statement to protect the unnamed watercourse from accidental spillages, sediment and debris has been submitted to and agreed in writing by the City Council as Local Planning Authority. All measure shall be implemented and maintained for the duration of the construction period in accordance with the approved details

11) Prior to completion of the slides hereby approved, mitigation and ecological enhancement measures for wildlife, including but not 141761/FO/2024 Page 5 of 9 necessarily restricted to nesting birds, small mammals and amphibians, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Biodiversity Net Gain Plan - 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.*

The following documents have been prepared to support the approval of conditions 8, 9, 10, 11, 12, which all relate to matters of ecology and biodiversity:

- **Conditions Seekers Ecology Ltd.– Precautionary Working Method Statement (December 2025)** – conditions 8, 10, 12 and the BNG Plan
- **Invasive Species Management Plan Manchester Heaton Park – Prepared by Adam Clement Zip World Limited (September 2025)** – condition 9 and the BNG Plan
- **Seekers Ecology Ltd.– Wildlife Mitigation and Enhancement Plan Report (December 2025)** – conditions 11, 12 and the BNG Plan
- **Seekers Ecology Ltd.– Habitat Management and Monitoring Plan for Biodiversity Net Gain (December 2025)** – condition 12 and the BNG Plan

The suite of documents submitted for approval have re-assessed the sites biodiversity baseline and sought a package of measures to conserve and enhance the ecology and biodiversity across the site. The plans set out the areas of habitat retention, creation and enhancement. A key component to the BNG gain across the site is the proposed planting of 20 small trees along the northern edge, within the site's red edged boundary. The Habitat Management and Monitoring Plan will secure the planting and ongoing management and monitoring of such improvements.

The supporting documents require being read in conjunction with each other, and the plans and details originally submitted with the application that were subsequently approved. In particular, condition 10 relates to the Construction and Environment Management Plan (CEMP), which states how hazardous fuels and chemicals will be stored and used. The purpose of the condition is to safeguard the watercourse and protect ecological features. The CEMP and Precautionary Working Method Statement both seek to ensure that contractors are aware of the watercourse and the storage of building and waste materials is segregated from the wider site with appropriate bunds/shields, where necessary.

Condition 13 – This condition requires details of an updated Travel Plan to complement the Travel Plan associated with the original consent for the Tree Top Trek activities applied for in 2016. The condition reads:

13) The slides hereby approved shall not become operational until details of an updated Travel Plan, with the objective of reducing car borne journeys; and including particulars of its implementation and monitoring of effectiveness and how measures to improve effectiveness shall be implemented, (with specific reference to land train improvements, directional signage, traffic management systems for parking, and measures based on monitoring data of the existing traffic volumes in conjunction with the future traffic forecasts) has been submitted to and approved in writing by the City Council as Local Planning Authority. For so long as the use is in operation the Local Planning Authority shall be provided with such information as specified in the Travel Plan and all measures that are identified that can improve the effectiveness of the Travel Plan shall be adopted and implemented within a timescale agreed in writing by the local planning authority, as part of the Travel Plan.

The following Travel Plan has been prepared by Curtins to support the approval of condition 13, and is referenced:

- Zip World Travel Plan 088270-CUR-XX-XX-T-TP-00002 (2nd December 2025)

The Travel Plan sets out a long-term strategy to encourage changes to people's travel behaviours, which can be monitored and reviewed to deliver environmental, health and social benefits. Of note, this Travel Plan seeks to emphasize and encourage the use of public transport, cycling and walking for both customers and staff, to and from the site.

Summary

We acknowledge, and the Applicant is committed to, ensuring that the details proposed to satisfy the conditions are implemented and delivered in full, throughout the construction process and the life of the site's operations.

It is recognised that the specified details within conditions relating to ecology and biodiversity require on-going maintenance for specified periods. The supporting documentation sets out how this will be achieved, but it should be noted however, that as the Lease of the site to Zip World Limited does not extend to the full 30 years set out in condition 12, the onus will be on Manchester City Council to ensure all biodiversity enhancements – including the removal of any invasive species – are maintained and monitored, in Zip World Limited's absence.

I trust that the information and details submitted are sufficient to meet your approval of conditions 3, 8, 9, 10, 11, 12 and 13 of planning permission 141761/FO/2024, however, should you require further information, please do not hesitate to contact me at any time.

Yours sincerely

Mark Jackson

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