MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144032/FO/2025
Date registered valid:	22 September 2025
Proposal:	Erection of single storey side, single storey front extension and elevations changes to existing Mosque (Class F1)
Address:	Wythenshawe Masjid, 7 Moor End, Manchester, M22 4JQ
Ward(s):	Northenden Ward
Applicant:	Mr Yusuf Mirza, Wythenshawe Muslim Association
Agent (if any):	Mr Ahmed Choudhry, NADA Architects
Case officer:	Ellie Knowles Tel: 0161 219 6633 Email: ellie.knowles@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	**12 January 2026**

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 8 October 2025

Standard consultations:
Printed: 27 October 2025 Expired: 17 November 2025

Neighbour notifications
Printed: 6 October 2025 Expired: 27 October 2025

Site notice
No site notice has been produced

Press advert
No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application site is a two-storey building, designed with gable roof forms and finished in white render. There are single storey elements to the side and rear.

The property is in use as a Mosque, place of worship (use class F1).

To the front of the building is a large area of hardstanding, used for car parking (no.10 spaces). At the rear is a yard area where side access can be taken from the front. Within the rear yard there is one large tree within the rear yard that will be retained. Boundary treatment around the site curtilage comprises timber close boarded fencing. There is an existing strip of soft landscaping (grass and shrubs) present along the northern side of the site adjacent to the boundary.

The site is located on the southwestern edge of Northenden District Centre, where the surrounding streets are principally an area of residential housing, it is a within a short walking distance of centre of the district centre which is focused along Palatine Road and Church Road which includes shops, public houses and a church.

Listed building: Not applicable

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of development

The applicant is seeking planning permission for the erection of a single storey side extension, single storey front extension and elevations alterations to the existing Mosque (use class F1).

Consultations & Notification Responses

Local responses

Nine letters of representation were received from local residents raising the following concerns:

- Existing parking issues will be exacerbated – limited spaces in locality
- Inconsiderate parking on residential streets, limiting pedestrian mobility and affecting highway safety
- Lack of light concerns
- Light pollution from property
- Noise disruptions
- Conditions of existing boundary treatments

Consultee responses

Highway services –

CONTEXT:
The site is located adjacent to the adopted Moor End, with adoption extending to the back of the footway.

No Waiting At Any Time restriction is in place along Moor End.

HIGHWAYS RESPONSE:

The proposal is for the following:

- Erect a single storey side extension along the northern boundary to provide improved/additional washroom/ablution facilities for the visitors of the mosque.
- Erection of a single storey front extension towards the southern corner of the property to create a secondary entrance with redesigned internal space for washroom/ablution facilities.
- The proposed development extends only within the red-line boundary of the site and as such, does not impinge upon the adopted highway.
- It is understood that the proposal does not create any additional prayer space or educational capacity.

TRIP GENERATION:

- It is noted that when full the mosque accommodates 220 people at the busiest time of the once-a-week Friday prayer.
- There is to be no proposed increase in capacity for praying.

SITE ACCESSIBILITY:

- The site is accessed by sustainable modes. Regular bus services are routed within walking distance from the site.

PEDESTRIAN ACCESS:

- A new main entrance is to be provided along the western side from Moor End with a secondary entrance provided to the eastern side.

PARKING & ACCESS:

- Vehicular access to the car park is from the existing access off Moor End.
- The mosque currently accommodates 10no. demarcated car parking spaces including 2no. disabled bays to the frontage.
- A walkway is proposed to the new secondary entrance. This will result in the removal of 2no. standard car parking bays to accommodate the walkway.
- A total of 8no. car parking spaces (including 2no. disabled bays) are proposed at the site - Acceptable in principle.
- A new formalised access with dropped kerb is to be provided to the site car park - This is subject to a Section 278 agreement and at the applicant's expense.

OFF-SITE HIGHWAYS WORK:

- The applicant will be required to enter into a Section 278 agreement for any works to the adopted highway.

TRAFFIC AND PARKING MANAGEMENT PLAN:

- Noted that there will be no changes to the format or number of people attending the weekly Friday Prayer.
- Volunteers are present to assist vehicles when parking in the parking spaces fronting the site. Volunteers should ensure cars do not overhang the edge of the footway.
- The site has employed 2no. security guards for the period of the Friday Prayer who manage the off-site car parking.
- Measures are in place to manage off-site parking including weekly messages, use of parking attendants and a parking guide.
- Wythenshawe Masjid Management will monitor the effectiveness of the plan.
- It is recommended that the Traffic and Parking Management Plan is conditioned

and attached to any planning approval.

REFUSE AND SERVICING:

- Internal bins will be provided at the site - Acceptable in principle.
- An external refuse bin store is to be provided within the rear yard - Acceptable in principle
- Residents/Commercial user will relocate the bins from the storage area to the collection point within the site.
- Refuse collection vehicle will access the collection point from Moor End and collection is to be fortnightly.
- A Waste Management Strategy should be conditioned and attached to any planning approval.

CONSTRUCTION MANAGEMENT:

- A Construction Management Plan has been submitted alongside a Logistic Plan - Acceptable in principle.
- A detailed Construction Management Plan will need to be conditioned with any planning approval.

- The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

- The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Greater Manchester Ecology Unit –

A Biodiversity Net Gain Report and Calculation (Ecology 4 U, 2025) has been submitted, which shows a loss of 0.15 units on site will be incurred. It is proposed that at least 0.18 units are purchased off-site to compensate for this and achieve an overall 10% net gain. I have no reason to doubt the assessment of the baseline value of the site, nor the proposed post-development value. I also have no objection to the proposed purchase of off-site units, and the LPA can be reasonably confident that this small number of units will be available to purchase from a nearby habitat bank when it comes to discharging the BNG condition. The Biodiversity Gain Plan condition will therefore apply should this planning application receive permission. At condition stage sufficient information will be required to demonstrate how a 10% net gain will be provided, including a Biodiversity Gain Plan, final version of the BNG metric (showing a 10% net gain) and evidence that the appropriate number and type of units have been purchased and allocated to the development. GMEU would expect units to be purchased from a habitat bank within the same LPA or NCA as the site as a priority.

I would note that no information regarding the bat roosting potential of the building has been submitted. However, based on the small scale of the proposals which will only affect the first storey of the building, no further survey effort is deemed necessary as protected species surveys should only be requested when there is a reasonable likelihood of the species being present and impacted by a development.

We would make the following general recommendations:

- Protected species can 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. An informative should be used so that the applicant is aware that

they must seek ecological advice should they find or suspect that the proposal will impact on protected species.
- Works that could impact on nesting birds (e.g. vegetation removal, external building works) should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the building on site.

Environmental Health – No objections.

Northenden Civic Society – No comments received.

Relevant Planning History

At the application site –

133018/FO/2022 – Change of use from place of worship (Use Class F1(f)) to a day nursery (Use Class E(f)), with associated provision of cycle and scooter stands, car parking to the front and erection of acoustic fence. Refused 19.04.2022.

131474/FO/2021 – Change of use from place of worship (Use Class F1(f) to a day nursery (Use Class E(f), with associated provision of cycle and scooter stands and erection of acoustic fence**.** Refused 19.11.2021.

018401 – Alterations to front elevation and construction of a front porch. Approved 13.12.1982.

History of negotiations

The planning officer requested the submission of BNG metric to satisfy Biodiversity Net Gain matters and enable consultation with GMEU, the metric was received 30/10/2025. Revised plans were requested showing the presence of vegetation and a tree on site and clarification whether the tree (in rear garden area) was proposed to be retained. The agent submitted revised plans showing proposed hard landscaping and retention of the existing tree on 15/12/2025.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat5 – Inner Areas
JP-S1 – Sustainable Development
JP-G8 – A Net Enhancement of Biodiversity and Geodiversity
JP-P1 – Sustainable Places
JP-P3 – Cultural Facilities
JP-C8 – Transport Requirements for New Development

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
T 1 – Sustainable Transport
T 2 – Accessible areas of opportunity and need
EN 8 – Adaptation to Climate Change (partially superseded by PfE)
EN 9 – Green Infrastructure
EN 14 – Flood Risk (partially superseded by PfE)
EN 15 – Biodiversity and Geological Conservation (partially superseded by PfE)
EN 19 – Waste

The relevant saved **UDP** policies for this application are:

DC26 – Development and Noise

The relevant supplementary planning guidance documents for this application are:

- The Guide to Development in Manchester SPD
- Design for Access 2

National Planning Policy Framework

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

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

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

the determination of planning applications. In this instance, the relevant sections is outlined below:

Policy DP3 (Key principles for well-designed places) – This policy states that in order for development proposals to respond to their context and create well-designed places development proposals should consider context, liveability, climate, nature, movement, built form, public space and identity.

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 9 – Promoting sustainable transport
- Section 12 – Achieving well-designed places

Issues

Principle of development:

The principle of erecting a single storey side and front extensions to provide improved/additional washroom/ablution facilities, office area, storeroom and a secondary entrance to an existing mosque (Place of Worship) is considered acceptable. However, consideration must be given to the proposal's siting, scale and massing, appearance and impact upon visual amenity, residential amenity, waste storage, and parking.

Impact on visual amenity and the streetscene:

The proposed single storey front extension would measure approx. 3.1m width by 4.7m depth and accommodate a flat roof, 2.85m in total height. A single access door is proposed to the front elevation to form a secondary access into the property.

The proposed single storey side extension would measure approx. 2.5m width by 20.57m depth and accommodate a flat roof, 2.85m in total height. A double leaf glazed access door is proposed to the front elevation to form the primary access into the property. Six high-level windows are proposed in the north facing side elevation of the extension only. A separation distance of 1.25m would be retained between the side extension and northern side boundary, to maintain access to the rear of the site.

Given their siting to the front and side, the proposed extensions would be visible from the street scene, Moor End. Proposed extensions would be finished in a white render and feature uPVC fenestration to match the host property. The extensions would comprise flat roofs, which are considered to juxtapose the gable roofs of the original property. Notwithstanding this the proposed single storey additions would be read as subservient additions to the host property and proposed flat roofs would enable existing fenestration to the front and northern side to be retained.

An external bin store is proposed to the rear corner of the application site, this element would not be highly visible within the street scene or public realm, notwithstanding this, further details are requested via planning condition.

Overall, the design, siting, scale, and massing of the proposal is considered acceptable as it would not result in an 'excessively large or bulky' addition to the application site. The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Impact on residential amenity:

As the proposed extensions would only be used as improved/additional washroom/ablution facilities, office area, storeroom, primary and secondary entrances, it is not considered that any activity associated with the scheme would have a detrimental impact upon the levels of residential amenity enjoyed by those residents living closest to the site. In addition, the design and access statement specifies that the proposal does not seek to affect the current capacity of the place of worship.

Furthermore, it is not considered that the proposal would result in overdominance nor overshadowing of the adjacent residential properties, given the single storey nature and scale of extensions. High-level windows are proposed to the northern side elevation only; these are not considered to give rise to any reduction in privacy.

Concern has been raised with regards to existing conditions of boundary treatment fencing around the site curtilage. The current application doesn't seek any alteration to existing boundary treatments; therefore, this element is not within the remit of this planning application. Upkeep of boundaries relies upon the onus of the legal owner(s).

The proposal therefore accords with policies DM1 and SP1 of the Manchester Core Strategy.

Impact on Highway Safety:

Concerns have been raised with regards to existing limited parking provision within the immediate area and inconsiderate parking on adjacent residential streets. These comments are duly noted by the LPA. It is understood that the submitted Traffic and Parking management plan aims to mitigate any potential impacts upon the pedestrian and highway network as a result of the development.

The proposed extensions seek improvement of the facilities for the users of the mosque and are not specifically intended to facilitate an increase in capacity at the site.

The proposal would create a new walkway to the new secondary entrance (front extension). This will result in the removal of 2no. standard car parking bays to accommodate the walkway. A total of 8no. car parking spaces (including 2no. disabled bays) are proposed at the site. A new formalised access with dropped kerb is to be provided to the site car park – controlled by way of a Section 278 agreement.

The application has been supported by a Traffic and Parking management plan, a Construction Management Plan, a Logistic Plan and vehicle crossover plan. MCC highway services have reviewed the submitted highways information and consider these acceptable, subject to conditions relating to the submission of a detailed CMP and adherence to the Traffic and Parking Management Plan.

Waste:

A waste management strategy has been submitted in support of this application; Environmental Health have considered the contents of this strategy and raise no concerns, as such this strategy will be conditioned. Details of the proposed bin store will be requested by way of condition, for the interests of visual and residential amenity.

Biodiversity:

A Biodiversity Net Gain Report and Calculation (prepared by Ecology 4 U, dated 2025) has been submitted, which shows a loss of 0.15 units on site will be incurred. It is proposed that at least 0.18 units are purchased off-site to compensate for this and achieve an overall 10% net gain. As such, GMEU recommend the imposition of a Biodiversity Gain Plan condition (informative).

Other matters:

Hours

No hours condition was imposed on the original consent, moreover one cannot be retrospectively imposed on the original building. An hours condition is therefore considered to be inappropriate on this occasion.

Trees

The existing tree within the rear of the site would be retained, as shown on plan reference, (03)001 PL2. A planning condition is applied seeking retention of this tree, to aid amenity and biodiversity of the site.

Conclusion:

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, siting, scale and massing, appearance, impact upon visual and residential amenity, waste storage and parking as it broadly complies with saved policies DC1 of the UDP, policies DM1 and SP1 of the Core Strategy, policy JP-P1 and JP-P2 of the Places for Everyone joint development plan document and chapter 12 of the NPPF.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is

in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan, Places for Everyone and other material considerations. Amended plans were submitted showing the retention of the tree to the rear of the site, the application has been determined with the attachment of appropriate conditions.

Condition(s) to be attached to decision for approval

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 documents labelled:

- 'Proposed GA Elevations & Site Plan', numbered '(03)001 PL2', stamped as received by the City Council as Local Planning Authority on the 15/12/2025.
- 'Proposed GA Floor Plans', numbered '(06)001 PL1', stamped as received by the City Council as Local Planning Authority on the 22/09/2025.
- 'Proposed GA Floor Plans', numbered '(04)001 PL1', stamped as received by the City Council as Local Planning Authority on the 22/09/2025.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The materials used in the external surfaces of the development hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Prior to the commencement of 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;

- The duration/phasing of construction works and associated vehicle trips;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas.
- Any Traffic Management measures for vehicles, pedestrians and cyclists;

- Identify measures to reduce noise emissions;
- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality;
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

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

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

5) The development hereby approved shall only be implemented in accordance with the traffic and parking management plan, received by the City Council as Local Planning Authority on 22 September 2025. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - To protect residential amenity and ensure the efficient operation of the local highway network, in accordance with policies DM1, T2 and SP1 of the Manchester Core Strategy and policy JP-C6 of the Places for Everyone Joint Development Plan.

6) No removal of or works to any hedgerows, trees or shrubs shall take place during the main bird breeding season 1st March and 31st July inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

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

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 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.

(d) Any excavation works within the RPA's must be undertaken with the use of handheld tools only.

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) The development hereby approved shall only be implemented in accordance with the waste management strategy, received by the City Council as Local Planning Authority on 22 September 2025. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the site other than on the day of collection.

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

9) Prior to first use of the development hereby approved, details of a secure and well-ventilated external bin store shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved bin store shall be implemented and be in place prior to the first use of the approved extension(s) and shall be so maintained and retained at all times thereafter.

Reason - In the interests of the appearance of the street scene, pursuant to saved policy DC1 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) 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.

2) The applicant must seek ecological advice should they find or suspect that the proposal will impact on protected species.

3) 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.

4) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

5) The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Appendix 1 – List of consultees & neighbours notified

Greater Manchester Ecology Unit
Highway Services
Environmental Health
Northenden Civic Society

9 Moor End, Manchester, M22 4JQ
Ground Floor, Parkway House, Palatine Road, Manchester, M22 4DB
First Floor, Parkway House, Palatine Road, Manchester, M22 4DB
Second Floor, Parkway House, Palatine Road, Manchester, M22 4DB
Parkway House, Palatine Road, Manchester, M22 4DB
1A Moor End, Manchester, M22 4JQ
21 Victoria Road, Northenden, Manchester, M22 4JP
15 Victoria Road, Northenden, Manchester, M22 4JP
1 Moor End, Manchester, M22 4JQ
23 Victoria Road, Northenden, Manchester, M22 4JP
19 Victoria Road, Northenden, Manchester, M22 4JP
11 Victoria Road, Northenden, Manchester, M22 4JP
17 Victoria Road, Northenden, Manchester, M22 4JP
13 Victoria Road, Northenden, Manchester, M22 4JP
5 Moor End, Manchester, M22 4JQ
3 Moor End, Manchester, M22 4JQ
7A Moor End, Manchester, M22 4JQ
5A Moor End, Manchester, M22 4JQ
3A Moor End, Manchester, M22 4JQ

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Area Team Boundary - Name: SOUTH AREA