MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Vistry Group
301 Bridgewater Place
Birchwood Park
Warrington
WA3 6XG

Agent (if used)

Rebecca Sowerbutts
Pinnacle Planning
500 Styal Road
Manchester
M22 5HQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 9 (highway works) and 12b (Travel Plan) attached to planning permission referenced 122160/FO/2018

Location: Belle Vue Greyhound Stadium, Kirkmanshulme Lane, Manchester, M18 7BD

Date of application: 7 October 2025

Application number: CDN/25/0972

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 9 (highway works)
The details on the following plans and content of the documents specified below have been reviewed:

Section 278 Visibility Plan ref: ELL-18039-B-CS-507
Section 278 General Arrangement Plan ref: ELL-18039-B-CS-550 rev.V
Section 278 Kerbing Layout Plan ref: ELL-18039-B-CS-551 rev.L
Section 278 Road Marking and Signage Layout Plan ref: ELL-18039-B-CS-553 rev.Q
Bus Stop Plan ref: ELL-18039-B-CS-554
Section 278 Highway Construction Details Plan Sheet 1 of 2 ref: ELL-18039-B-CS-555 rev.F
Section 278 Highway Construction Details Plan Sheet 2 of 2 ref: ELL-18039-B-CS-556 rev.B
Section 278 Layout Plan Sheet 1 ref: ELL-18039-B-CS-557
Section 278 Layout Plan Sheet 2 ref: ELL-18039-B-CS-558
Vehicle Swept path analysis (Bus) plan ref: ELL-18039-B-CS-706 rev. B
Vehicle Swept path analysis (Pink Bank Lane) plan ref: ELL-18039-B-CS-707 rev.A
210339H - Belle Vue Greyhound Stadium - 11th & Final Technical Review dated 16 July 2025

On the basis of the content of the document and plans referenced above being implemented and all the agreed works being completed, and thereafter retained and maintained in situ, condition no.9 is discharged.
This discharge of condition consent, however, does not infer approval from a section 278(Highways Act) and/or traffic regulation order perspective.

Condition no.12b Travel Plan
The content of the Travel Plan (July 2025 Update) reference: CBO-0527-007 issue 3 final dated 30.07.25 has been reviewed and is considered to be satisfactory. The approved travel plan shall be implemented in full at all times when the development hereby approved is in use.

Date: 3 November 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.