

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143946/JO/2025

Date registered valid: 3 October 2025

Proposal: Variation of Conditions 2 (specified plans), 13 (landscaping) and 14 (boundary treatment) and removal of condition 16 (HMMP) attached to planning permission referenced 140374/FO/2024) to allow for elevational changes, minor changes to the building footprint and to agree landscaping and boundary treatment details

Address: Land Between Old Market Street And Grant Close, Manchester, M9 8DX

Ward(s): Harpurhey Ward

Applicant: Mr Arjan Kadriu

Agent (if any): Mr Qendrim Gjata, Quadrant Atelier

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

Recommendation: Approve

Date of recommendation: 25 November 2025

Application details

Type of application: Variation or Removal of Condition

Development type: Minor Dwellings

Date of site visit: 7 November 2025

Standard consultations:

Printed: 17 October 2025 Expired: 7 November 2025

Neighbour notifications

Printed: 17 October 2025 Expired: 7 November 2025

Site notice

Posted: 7 November 2025 Expired: 28 November 2025

Press advert

Published: 28 October 2025 Expired: 18 November 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application site relates to an irregular shaped area of vacant land situated along Old Market Street and the terminus of Grant Close – a residential cul-de-sac.

The land which was formerly owned by the City Council has been sold off and cleared. The site formerly related to an area of incidental open, green space with tree planting. These trees have now been removed to reveal an area of rough, low level scrub vegetation which is now fenced off.

The site extends to the rear of 31 Old Market Street and includes two on-street parking bays which have been subject to a stopping up order. The topography of the site slopes down from Old Market Street towards Grant Close.



View of application site from Grant Close

In terms of the immediate surroundings, the site is adjoined to the west by a row of residential bungalows and to the south, on the opposite side of Grant Close, lies a two-storey residential estate. A small parking area serving some of the residential properties along Grant Close is located just to the west and is separated from the rear garden of the proposed bungalow by a row of trees and vegetation.

To the north, beyond Old Market Street, is St. Peter's Church, a Grade II listed building set within its associated grounds. Diagonally opposite to the north, there are commercial warehouse units ranging from one to three storeys. To the southeast, a short distance away, is a medical centre.

Listed building: Not applicable

Conservation area: No

Tree Preservation Order: No

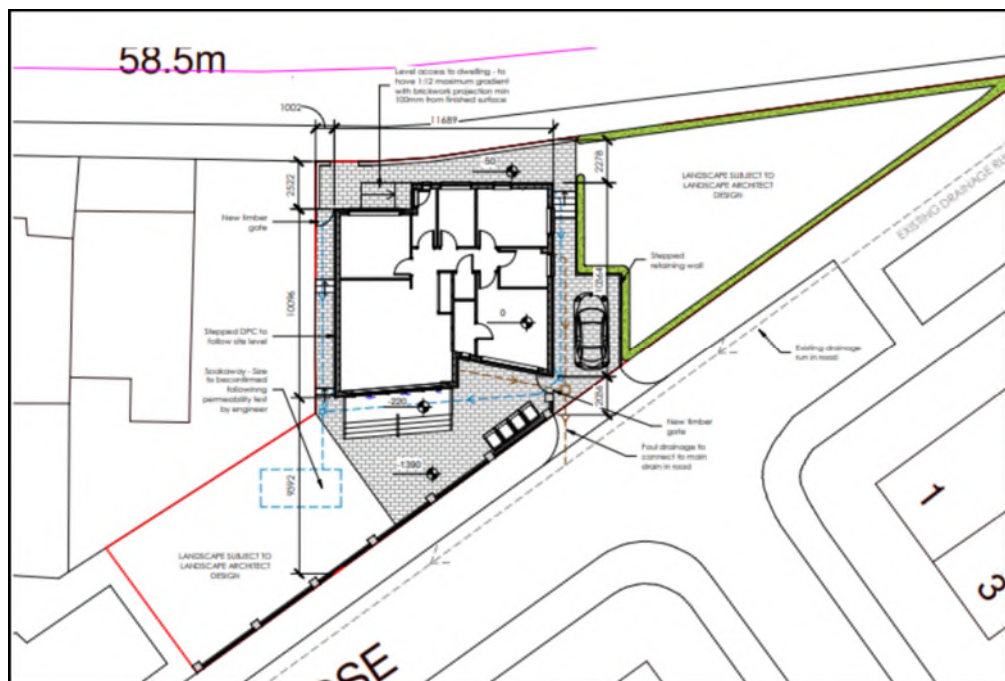
Description of area

With the exception of a number of civic uses and commercial warehouses opposite, the area is principally residential in character. Further along Old Market Street to the west, is a small local centre containing a few shops and Co-operative convenience store. A short distance to the east lies the main arterial route of Rochdale Road which links the M60 motorway with the city.

Description of development

Variation of conditions 2 (specified plans), 13 (landscaping) and 14 (boundary treatment) and removal of condition 16 (HMMP) attached to planning permission referenced 140374/FO/2024) which allowed for the erection of 1no. bungalow (Class C3), together with associated parking and landscaping.

In this, the proposal involves some minor elevational changes, change to the building footprint to create enlarged floor space by squaring off some of the slanted elevations, a new side extension. minor changes to the landscaping, the reconfiguration of the parking space, to agree the boundary treatment and to remove condition 16 due to a Habitat Management and Monitoring Plan not being required for off-site biodiversity net gain.



Consultations & Notification Responses

Local Residents/Occupiers – 1 representation has been received from a neighbouring occupier with concerns regarding additional required street lighting and potential for anti-social behaviour due to the safety of a narrow walk-through passage nearby.

Highway Services – The proposed parking space and boundary treatment is considered acceptable in principle. Dropped kerbs will be required to accommodate the access.

Environmental Health – No further comments.

Flood Risk Management – No comments.

Aboriculture – No objection.

Planning History

140374/FO/2024

Erection of 1no. bungalow (Class C3) together with associated parking and landscaping. *Approved 22 October 2024.*

126451/FO/2020

Erection of 1 x bungalow (Class C3) together with parking and landscaping. *Approved 6 May 2020.*

Policy

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

- Policies DM1, SP1, H1, H3, T2, EN3, EN4, EN14, EN14, EN16-19 of the Core Strategy;
- Saved policy DC7.1, DC19.1 and DC26 of the UDP;
- Places for Everyone Joint Development Plan – policies JP-P2, JP-S1, JP-H3, JP-P1 and JP-G8.
- Guide to Development in Manchester (SPD);
- Residential Quality Guidance;
- Greater Manchester Spatial Framework;
- National Planning Policy Framework (NPPF) - Relevant to this application are Sections 12 'Achieving Well Designed Places' and Section 16 relates to 'Conserving and Enhancing the Historic Environment'

Issues

Principle

The principle of the proposed bungalow has previously been established by the host permission. The only issues for consideration in this instance relate to the minor layout and elevation changes, landscaping and boundary treatment.

It is considered that the proposed works are minor in nature and do not raise any new significant issues, with the proposal still aligning with Development Plan policy. As such, the principle of the proposed variation is considered acceptable.

Conditions relating to the original permission and those previously discharge have been reapplied and reworded where necessary, to take account of previously agreed details.

Residential Amenity

The general siting and window arrangement to take account of the closest neighbouring property at No.31 would generally be maintained. Whilst a new ground floor bathroom window would be introduced to the western elevation, it is not considered that there would be any harmful impact to neighbouring living conditions. A new condition is included to ensure this window is obscure glazed to prevent any potential overlooking.

Highway Impact

The proposed off-road parking space has been redesigned from the previously approved layout, with its orientation now positioned side-on to Grant Close.

A swept path analysis has been provided to demonstrate that the space can be accessed safely from the highway. Highway Services have confirmed the arrangement is acceptable, subject to the installation of a new dropped kerb. They have also confirmed that visibility to the highways as a result of the proposed boundary treatment is acceptable.

The original permission included a condition requiring off-site highway works (now condition 16), is reinstated as part of this proposal.

Heritage Impact

As the Grade II* listed building of St. Peter's Church and its extensive ground is situated on the opposite side of Old Market Street there is a statutory duty, under Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

This is further reflected within saved policy DC19.1 of the UDP, policy EN3 of the Core Strategy and JP-P2 of Places for Everyone and Section 16 of the National Planning Policy Framework.

Given the site's separation and distance from the nearby listed building, its current vacant and untidy condition, and the mixed-use character of the surrounding area, the proposed bungalow is not considered to have a harmful impact on the listed building or its setting. Regenerating the site with a small-scale development is expected to have a neutral, or potentially positive, effect on visual amenity. It would not harm the character or appearance of the church or its setting, nor would it affect the ability to appreciate the building's historic significance. Therefore, the proposal is considered to conserve the character and significance of this heritage asset and is acceptable on this basis.

Landscaping

The landscaping scheme includes very minor changes and some new planting which is considered satisfactory. No new issues are raised.

Boundary Treatment

The application involves the submission of boundary treatment to effectively discharge condition 14. This comprises a combination of hedgerow, closed boarded fencing and a brick wall with railing above to the street facing elevations.

The Council raised concerns about the height of the wall/railing as originally proposed (1.8m) to due to concerns surrounding over-dominance in the street-scene. This has subsequently been reduced to 1.5m in height and is now considered acceptable, striking a satisfactory balance between site enclosure, security, privacy and visual amenity.

Biodiversity Net Gain

As biodiversity net gain cannot be achieved on site, the proposal requires habitat units to be provided off-site. The applicant has provided details of units to be purchased from a Habitat Bank. As the off-site mitigation is to be managed by an off site provided, there is no requirement for the applicant to submit a Habitat Management and Monitoring Plan as required by condition 16 of the host permission. As such, the applicant has applied to remove this condition which is considered acceptable.

Other Matters

Whilst a representation has been received in which safety concerns are raised in relation to lighting and the narrow nature of a nearby walkway, this area is outside the control of the applicant and not therefore a material consideration as part of the current proposal.

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 22 October 2027.

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 PL01 (location plan), BR01/B (site plan), BR02 (elevations), BR03 (floorplan), BR04/A (3D view), BR26/A (landscaping), BR27B/A (vehicle tracking) and BR28/A (boundary treatment), received by the City Council as Local Planning Authority on 25 November 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) The development hereby approved shall only be implemented in accordance with the external materials agreed as part of discharge of condition application referenced CDN/25/0320. Namely:

- Bricks - Forterra - Village Harvest Multi;
- Roof Tile - Marley Eternit Thrutone textured;
- Windows + Doors - Frames to be anthracite RAL 7016.

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 DM1 and SP1 of the Manchester Core Strategy.

4) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Construction Management Plan (Revision 5), together with the Dilapidation Survey received by the City Council as Local Planning Authority on 7 July 2025, agreed as part of discharge of condition application referenced CDN/25/0577.

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

5) The development shall only be implemented in accordance with the security measures detailed within the submitted Secured By Design Specification document, received by the City Council as Local Planning Authority on 31 March 2025, agreed as part of discharge of condition application referenced CDN/25/0320. The development shall only be carried out in accordance with the approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

6) The electric vehicle charging point shown on drawing referenced PL13, received by the City Council as Local Planning Authority on 7 July 2025 is satisfactory, agreed as part of discharge of condition application referenced CDN/25/0577 shall be implemented prior to first occupation of the dwellinghouse hereby approved and be retained thereafter.

Reason - In the interest of air quality, pursuant to policy EN16 of the Manchester Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Environmental Standards Statement (Ref: 2021.212- Version 1.0) produced by Element Sustainability and received by the City Council as Local Planning Authority on 31 March 2025, agreed as part of discharge of condition application referenced CDN/25/0320.

Reason - In order to minimise the environmental impact of the development, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and National Planning Policy Framework.

8) The development hereby approved shall only be implemented in accordance with the following drainage details, agreed as part of condition discharge application referenced CDN/25/0577:

-Soakaway Test report produced by Earth Environmental and Geotechnical Ltd, Soil Infiltration Rate Assessment Letter Report (Ref: A3274/22), produced by Earth Environmental and Geotechnical Ltd on 15 July 2023 and received by the City Council as Local Planning Authority on 12 August 2023, as agreed under condition discharge application referenced CDN/23/0366.

-Soakaway Pit Log, produced by Earth Environmental and Geotechnical Ltd, received by the City Council as Local Planning Authority on 12 August 2023;

-Drawing 1 Rev 1 (outline surface water drainage plan), Final Inspection and Calibration Certificate, Fasttrack Utility Search Report (EMS06064/fast_M9_8DX), micro drainage calculations, Surface Water Drainage Strategy (Ref: A3274), prepared by Earth, Environmental and Geotechnical, received by the City Council as Local Planning Authority on 19 June 2025.

-Surface Water Drainage and Maintenance Plan, received by the City Council as Local Planning Authority on 29 July 2025.

-Maintenance and management plan.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system, pursuant to policies EN14 and EN17 of the Manchester Core Strategy.

9) a) The development hereby approved shall only be implemented in accordance with the acoustic details contained within the Acoustic Planning Report 0785/APR1 - Rev P2) dated 30 April 2021 and Letter from Lighthouse Acoustics (Ref: 0785/le/02) received by e-mail dated 22 July 2025, agreed as part of discharge of condition application referenced CDN/25/0577.

The approved noise insulation scheme shall be completed before the dwellinghouse is occupied.

b) Upon completion of the development and before first occupation of the residential unit, a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved report. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the internal noise criteria.

Reason: To secure a reduction in noise from traffic and surrounding uses, in order to protect future residents from noise disturbance, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

10) The development hereby approved shall only be implemented in accordance with the agreed waste management strategy shown on drawing referenced PL12/A and on the accompanying waste management pro forma, received by the City Council as Local Planning Authority on 7 July 2025, agreed as part of discharge of condition application referenced CDN/25/0577. 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 property 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.

11) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Ground Investigation Report (Ref: 7268A - July 2025) and Remediation Strategy Report (7268B Rev 2, August 2025) prepared by Sub Surface, received by the City Council as Local Planning Authority on 14 July 2025 and 25 July 2025 respectively, as agreed as part of discharge of condition application referenced CDN/25/0577

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 SP1 of the Manchester Core Strategy.

12) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. No occupation of the development shall take place until the completion/verification report is submitted to and approved by the City Council as local planning authority.

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 before the development is occupied, 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised 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 SP1 of the Manchester Core Strategy.

13) The development hereby approved shall be implemented in accordance with the landscaping scheme shown on drawing referenced BR26/A (landscaping), received by the City Council as Local Planning Authority on 25 November 2025. The landscaping details shall be implemented within the first planting season following first occupation of the development hereby permitted.

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 amenity of the area, pursuant to policies SP1, EN9 and DM1 of the Manchester Core Strategy.

14) The development hereby approved shall only be implemented in accordance with the details shown on drawing referenced BR28/A (boundary treatment), received by the City Council as Local Planning Authority on 25 November 2025. The boundary treatment shall be completed before the dwellinghouse hereby approved 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 in order to comply with policies SP1 and DM1 of the Manchester Core Strategy.

15) The development hereby approved shall only be implemented in accordance with the agreed ecological enhancement measures shown on drawing referenced PL11, received by the City Council as Local Planning Authority on 19 June 2025, agreed as part of discharge of condition application referenced CDN/25/0577. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason - To mitigate the loss of vegetation and to promote bio-diversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

16) Prior to occupation of the dwellinghouse hereby approved, 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 repaving/surfacing strategy for the areas of pavement immediately adjoining the curtilage of the application site, including the reinstatement pavement for redundant vehicle crossovers;

-Any required stopping up orders;

The development shall not be occupied 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.

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

18) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no windows or doors shall be inserted within the exterior of the dwellinghouses, or any other boundary treatment to the road frontages, other than expressly authorised by the granting of this planning permission and subsequent discharge of applicable planning conditions.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any legislation amending or replacing the same, no building extensions or roof alterations to the building hereby approved are permitted without the express permission of the City Council as Local Planning Authority.

Reason - In the interests of residential amenity, since any additions to the approved dwelling may adversely impact upon visual amenity or the amenity of neighbouring occupiers, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

20) The dwellinghouse hereby approved shall be used only as a private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as short-term lets, serviced apartments/apart hotels, do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

21) Before first occupation the bathroom windows in the side elevation, as shown on drawing referenced BR02 (elevations) received by the City Council as Local Planning Authority on 25 November 2025 shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Manchester Core Strategy.

Informatives

1) City Council records highlight that the underground Lionfield Brook is located within close proximity to the site (approximately 64 m to the east of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets.

It is requested that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991.

2) The two existing parking bay areas on the north side of Grant Close are adopted highway (according to council records) so a stopping up order would be needed to extinguish existing highway rights through a S.247 agreement with the City Council and at the applicant's expense.

Alterations to the highway will be required (through the provision of a driveway) and are to be undertaken through a S.184/S.278 agreement.

3) The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

4) The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals such as hedgehog. Planning consent does not provide a defence against prosecution under this act.

5) Application for Section 278 highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. It is expected that all modifications/improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The Council seeks use of a standard palette of materials for footway and carriageway construction. For alternatives of a higher standard, a commuted sum (for non-standard highway material and its maintenance) will need to be agreed between MCC and the applicant.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, Section 50 works skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email: highwaylicences@manchester.gov.uk / highwaynetworkmanagement@manchester.gov.uk.

For any projects that require a S278 highway agreement a Stage 1 Road Safety Audit (RSA 1) is requested to inform the preliminary design at the pre-planning stage - prior to planning approval being granted. This ensures that any underlying highway safety issues have been identified and mitigation is proposed accordingly.

6) 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 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
MCC Flood Risk Management
Greater Manchester Ecology Unit
Heritage & Urban Design

Unit 4 And Unit 5, Lion Works, Old Market Street, Manchester, M9 8FY
3 Churchside Close, Manchester, M9 8HZ
20 Grant Close, Manchester, M9 8HY

First Floor To Third Floor, Lion Works, Old Market Street, Manchester, M9 8FY
Lock Up 2 Adjacent Unit 8, Old Market Street, Manchester, M9 8FY
Lock Up 1 Adjacent Unit 8, Old Market Street, Manchester, M9 8FY
Unit 4A, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 3, Lion Works, Old Market Street, Manchester, M9 8FY
Offices, Lion Works, Old Market Street, Manchester, M9 8FY
Store Adjacent Unit 1, Lion Works, Old Market Street, Manchester, M9 8FY
Lion Works, Old Market Street, Manchester, M9 8FY
Unit 1, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 10, Lion Works, Old Market Street, Manchester, M9 8FY
16 Grant Close, Manchester, M9 8HY
1 Churchside Close, Manchester, M9 8HZ
St Peters Church, Old Market Street, Manchester, M9 8DY
25 Old Market Street, Manchester, M9 8DX
Unit 11, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 9, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 8, Lion Works, Old Market Street, Manchester, M9 8FY
Unit 6, Lion Works, Old Market Street, Manchester, M9 8FY
7 Churchside Close, Manchester, M9 8HZ
Unit 2, Lion Works, Old Market Street, Manchester, M9 8FY
10 Grant Close, Manchester, M9 8HY
2 Grant Close, Manchester, M9 8HY
14 Grant Close, Manchester, M9 8HY
12 Grant Close, Manchester, M9 8HY
6 Grant Close, Manchester, M9 8HY
18 Grant Close, Manchester, M9 8HY
8 Grant Close, Manchester, M9 8HY
4 Grant Close, Manchester, M9 8HY
35 Old Market Street, Manchester, M9 8DX
33 Old Market Street, Manchester, M9 8DX
31 Old Market Street, Manchester, M9 8DX
5 Churchside Close, Manchester, M9 8HZ

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
Area Team Boundary - Name: NORTH AREA