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

Mr Michael Cowell
South West Manchester Cricket Club
Ellesmere Road
Manchester
M21 0SG

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (cricket practice nets) and 5 (construction management plan) and Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended) attached to planning permission 142533/FO/2025

Location: South West Manchester Cricket Club, Ellesmere Road, Manchester, M21 0SG

Date of application: 1 April 2026

Application number: CDN/26/0314

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 3 (Cricket Practice Nets)
Condition 3 (Cricket Practice Nets)

The details submitted pursuant to Condition 3 (cricket practice nets) attached to planning permission 142533/FO/2025 are hereby approved. The Local Planning Authority is satisfied that the submitted information meets the requirements of the condition and is acceptable.

Condition 5 (Construction Management Pla
Condition 5 (Construction Management Plan)

The details submitted pursuant to Condition 5 (Construction Management Plan) attached to planning permission 142533/FO/2025 are hereby approved. The Local Planning Authority is satisfied that the submitted Construction Management Plan adequately addresses site management, traffic and amenity considerations and meets the requirements of the condition.

Biodiversity Net Gain Condition
Biodiversity Net Gain Condition

The Biodiversity Gain Plan submitted pursuant to the statutory biodiversity net gain condition (Part 1, paragraph 9(1) of Schedule 7A of the Town and Country Planning Act 1990, as amended) attached to planning permission 142533/FO/2025 is hereby approved. The Local Planning Authority is satisfied that the submitted information demonstrates the achievement of the required biodiversity net gain and meets the requirements of the condition.

Date: 13 May 2026

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.