MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr Nick David
The Dean Trust
Abraham Moss Community School
Crescent Road
Manchester
M8 5UF

Agent (if used)

Mr Oliver Pennington
Surfacing Standards Limited
Office 2
Empingham House
Ayston Road
Rutland
LE15 9NY

Part 1 – Particulars of the application/development

Proposal: Refurbishment of a 3G Artificial Grass Pitch (AGP) with replacement perimeter fencing, hardstanding areas, storage container and replacement floodlighting columns

Location: Abraham Moss Community School, Crescent Road, Manchester, M8 5UF

Date of application: 23 March 2026

Application number: 145498/FO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

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. Appropriate conditions have been attached.

Condition(s) attached to this decision

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 following drawings and documents:
Documents:
-Application Form, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Artificial Turf Pitch Details- Proposed Lighting Scheme, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Example 3G AGP Maintenance Schedule, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Infill Retention Measures, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Pitch Turf Materials Life Cycle, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Reduction of Obstructive Light Guidance, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Sports Lighting Statement, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Floodlighting Scheme, numbered 07, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Floodlighting Spillage Comparison, numbered 08, received by the City Council as Local Planning Authority on 23 March 2026.
-Tree Survey (Godwins Tree Surveys, project no. AIA14122.01), received by the City Council as Local Planning Authority on 23 March 2026.
-Biodiversity Metric Calculation Tool, received by the City Council as Local Planning Authority on 23 March 2026.
-Biodiversity Statement (Arbtech), received by the City Council as Local Planning Authority on 23 March 2026.
-Ecology Report- Preliminary Ecological Appraisal (Arbtech), received by the City Council as Local Planning Authority on 23 March 2026.
-Appendix E- Proposed Materials and Appearance- Abraham Moss School- Artificial Grass Pitch, received by the City Council as Local Planning Authority on 23 March 2026.
-Correspondence- Agent Confirming RAL colour, received by the City Council as Local Planning Authority on 13 April 2026.
-Design & Access Statement, received by the City Council as Local Planning Authority on 8 May 2026.

Drawings:
-Location Plan, numbered 02, received by the City Council as Local Planning Authority on 23 March 2026.
-Proposed- AGP Plan, numbered 04, received by the City Council as Local Planning Authority on 23 March 2026.
-Site Plan- Proposed, numbered 03, received by the City Council as Local Planning Authority on 23 March 2026.
-Proposed- Elevations, numbered 06 REV 01, received by the City Council as Local Planning Authority on 13 April 2026.

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 (2012).

3) Prior to the commencement of the development (including ground works and vegetation clearance), a reasonable avoidance measures method statement for hedgehogs, reptiles and other wildlife covering the site clearance and construction

phases of the development shall be submitted to and approved by the local planning authority for that phase. The development shall be implemented in accordance with the approved measures.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) No development shall commence until a scheme to ensure either:
(a) the continuity of the existing sports use of the existing facility; or
(b) the provision of replacement facilities during construction works has been submitted to and approved in writing by the Local Planning Authority. The scheme must set out details of the size, location, type and make-up of the facilities or replacement facilities (as appropriate) together with arrangements for access. The scheme must include a timetable for the provision of the facilities or replacement facilities (as appropriate). The approved scheme shall be implemented and complied with in full throughout the carrying out of the development.

Reason- To protect sports facilities from damage, loss or availability of use during the construction of the development and to accord with Policy EN10 of the Core Strategy for the City of Manchester.

5) Use of the development shall not commence until a community use agreement has been submitted to and approved in writing by the Local Planning Authority. The agreement shall apply to the use of the 3G pitch and include car parking, changing and toilet facility access, details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason- To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy EN10 and EN12 of the Core Strategy for the City of Manchester.

6) Use of the development shall not commence until:
(a) certification that the Artificial Grass Pitch hereby permitted has met FIFA Quality Concept for Football Turf - FIFA Quality or equivalent International Artificial Turf Standard (IMS) and
(b) confirmation that the facility has been registered on the Football Association's Register of Football Turf Pitches have been submitted to and approved in writing by the Local Planning Authority.

Reason- To ensure the development is fit for purpose and sustainable, provides sporting benefits and to accord with Policy EN10 and EN12 of the Core Strategy for the City of Manchester.

7) Before the refurbished artifical pitch is brought into use, a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority, including a replacement scheme after 10 years of use of the Artificial Grass Pitch. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of use of the AGP.

Reason- To ensure that a new facility is capable of being managed and maintained to deliver a facility which is fit for purpose, sustainable and to ensure sufficient benefit of the development to sport and to accord with Policy EN10 and EN12 of the Core Strategy for the City of Manchester.

8) Notwithstanding the details submitted with the application, prior to commencement of any sporting activities at the hereby approved development a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use and shall not give rise to any significant adverse impacts on the occupants of nearby residential properties.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, in accordance with policies SP1 and DM1 of the Core Strategy.

9) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plans/ documents:
-Application Form, received by the City Council as Local Planning Authority on 23 March 2026.
-Appendix E- Proposed Materials and Appearance- Abraham Moss School- Artificial Grass Pitch, received by the City Council as Local Planning Authority on 23 March 2026.
-Correspondence- Agent Confirming RAL colour, received by the City Council as Local Planning Authority on 13 April 2026.
-Proposed- Elevations, numbered 06 REV 01, received by the City Council as Local Planning Authority on 13 April 2026.
-Design & Access Statement, received by the City Council as Local Planning Authority on 8 May 2026.

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.

10) a) The external lighting scheme shall be carried out in accordance with the approved details:
-Supporting Information- Artificial Turf Pitch Details- Proposed Lighting Scheme, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Reduction of Obstructive Light Guidance, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Sports Lighting Statement, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Floodlighting Scheme, numbered 07, received by the City Council as Local Planning Authority on 23 March 2026.
-Supporting Information- Floodlighting Spillage Comparison, numbered 08, received by the City Council as Local Planning Authority on 23 March 2026.

The approved scheme shall be implemented in full prior to first use of the development and retained thereafter.

b) Prior to the first use of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have

been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, in accordance with policies SP1 and DM1 of the Core Strategy.

11) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, in accordance with policies SP1 and DM1 of the Core Strategy.

12) If no development commences within 12 months of the date of this decision, a further survey of the site and locality for badger setts shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

13) No activity on the pitch/field/court shall be permitted outside the hours of:
08:00 to 22:00 Mondays to Fridays
08:00 to 20:00 Saturdays
08:00 to 20:00 Sundays / Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

14) The floodlights for the outdoor sport pitches of the development hereby approved shall only be switched on during the following hours:
08:00 to 22:00 Mondays to Fridays
08:00 to 20:00 Saturdays
08:00 to 20:00 Sundays / Bank Holidays

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

15) 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 BS 5837:2012 (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.

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 Core Strategy.

16) The boundary treatment shall be implemented in accordance with the approved details:
-Application Form, received by the City Council as Local Planning Authority on 23 March 2026.
-Appendix E- Proposed Materials and Appearance- Abraham Moss School- Artificial Grass Pitch, received by the City Council as Local Planning Authority on 23 March 2026.
-Correspondence- Agent Confirming RAL colour, received by the City Council as Local Planning Authority on 13 April 2026.
-Proposed- AGP Plan, numbered 04, received by the City Council as Local Planning Authority on 23 March 2026.
-Site Plan- Proposed, numbered 03, received by the City Council as Local Planning Authority on 23 March 2026.
-Proposed- Elevations, numbered 06 REV 01, received by the City Council as Local Planning Authority on 13 April 2026.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification), no boundary treatment shall be erected on site other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

17) Prior to the removal and replacement of the 3G pitch and any associated materials hereby approved, details of the strategy to be used for its removal and disposal shall be submitted to and approved in writing by the City Council as local planning authority. The removal of the pitches shall be undertaken in accordance with the agreed strategy.

Reason - To ensure that the disposal of materials that reach the end of their lifecycle is undertaken in accordance with best practice and in a manner to reduce materials requiring to be disposed of in landfill, pursuant to policy EN19 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

BNG
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.

Construction hours
Construction/demolition works shall be confined to the following hours:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Artificial grass pitches for Steps 1 to 6 of the FA's National League System
The applicant is advised that pitches to be used for Step 1 and Step 2 level football matches should be built in accordance with FIFA Quality Concept for Football Turf - FIFA Quality Pro and Steps 3 to 6 should be built in accordance with FIFA Quality as a minimum and tested annually as per league rules.

Date: 15 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 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 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-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026