MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant

Manchester City Football Club Ltd
C/o Agent

Agent (if used)

Mr Andrew Callicott
Bowker Sadler
Hatherlow House
Stockport
SK6 3DY

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 12 (Remediation Verification report) and 22 (Secured by Design) attached to Planning Permission 138987/FO/2024.

Location: 550 Ashton New Road, Manchester, M11 4AX

Date of application: 25 February 2026

Application number: CDN/26/0178

Part 2 – Particulars of decision (a)

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

Secured by Design
The following information has been receieved for consideration in respect of this planning condition:

Greater Manchester Police email dated 11th March confirming Secured by Design accreditation has been achieved and they support the discharge of planning condition 22.

The email from the police is noted. In order to discharge this condition in full, the certificate of the accreditation for secured by design is required to be submitted.

Part 2 – Particulars of decision (b)

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

Remediation Strategy

The following information has been submitted for consideration in respect of this planning condition, received by the Local Planning Authority on 11 May 2026:

- 25-1943-SS - Gavin Jones - CN287 - Topsoil Analysis Report - Aug 25

The following information receieved by the Local Planning Authority on 6 May 2026:

- ACG soil statement Man City
- 25-1904-SS-Rev.1 - MB Soils - Redrow Homes Derby Road, Widnes - Report - Jul 25

The following information receieved by the Local Planning Authority on 25 February 2026:

-C325_EWVR_001_01 - Site remediation verification report

The above information is not acceptable and condition 12 is not discharged.

Environmental Health advise as per MCC's guidance, off-site testing of imported materials is only accepted under specific circumstances, which have not been met. Additional further treatment is required for the topsoil to be a suitable growing medium, even for a landscaped area. The applicant should refer to approved IGE Consulting Ltd Remediation Strategy Report, Ref. 4154-01, dated May 2024.

Date: 19 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 or 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 their 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.