

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (Materials), 4 (Window Reveals), 5 (Secured by Design), 11 (EV Charging), 12 (Environmental Standards), 13 (BNG HMMP), 14 (Biodiversity Enhancements), 16 (Drainage), 17 (Construction Management Plan) and 19 (Bin Store) attached to Planning Permission 140811/FO/2024.

Location:

83A Wendover Road Manchester M23 9EG

Application reference:

CDN/26/0232

Applicant:

Mr Steven Cottrell Rockchoice Ltd

Date of application:

10 March 2026

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.

Condition 3 (Materials)

Condition 3 (Materials) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 4 (Window Reveals)

Condition 4 (Window Reveals) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 5 (Secured by Design)

Condition 5 (Secured by Design) - The submitted information is sufficient to discharge the first element of the condition. To fully discharge the condition, the Secured by Design certificate will need to be submitted.

Condition 11 (EV Charging)

Condition 11 (EV Charging) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 12 (Environmental Standards)

Condition 12 (Environmental Standards) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 17 (Construction Management Plan)

Condition 17 (Construction Management Plan) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Condition 19 (Bin Store)

Condition 19 (Bin Store) - The submitted information is considered acceptable. Therefore, on the basis the development is implemented in accordance with this information, the condition is considered discharged.

Part 2 – Particulars of decision (b)

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

Condition 13 (BNG HMMP)

Condition 13 (BNG HMMP) - The submitted Biodiversity Gain Plan contains insufficient information to discharge the gain condition, as it mostly refers to what is needed in a gain plan and BNG metric (including 10% net gain) only.

To discharge the condition, the following is required: Biodiversity Gain Plan (using DEFRA template here: <https://www.gov.uk/government/publications/biodiversity-gain-plan>), and a statutory BNG metric including a baseline plan of the habitats prior to degradation. The BNG assessment must demonstrate how 10% net gain will be achieved. If 10% net gain cannot be achieved on-site, then off-site units will be required and this needs to be demonstrated in the metric and gain plan.

It is unclear what the landscape proposals are from the documents submitted, however the proposed habitat creation/enhancements would determine if a 30-year Habitat Management and Monitoring Plan (HMMP) is required.

Condition 14 (Biodiversity Enhancements)

Condition 14 (Biodiversity Enhancements) - Insufficient information has been provided to satisfy this condition.

Condition 16 (Drainage)

Condition 16 (Drainage) - The submitted information is insufficient to discharge this condition. Please refer to the email, dated 22 May 2026, outlining the requirements of the Flood Risk Management Team, for further information.

Date: 27 May 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

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

