

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of 194 dwellings (Class C3) with vehicular access from Crabtree Lane and associated parking, landscaping and open space.

Location:

Land Off Crabtree Lane Manchester

Application reference:

142609/FO/2025

Applicant:

Mr Jonathan Steggles Keepmoat Homes Limited

Date of application:

24 April 2025

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. The original submission raised initial concerns about appearance , boundary treatment , and matters due to the proximity of the Ashton Canal. These matters have been satisfactorily resolved and the 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:

Planning Policy Compliance Statement (including Affordable Housing Statement)
dated April 2025

Heritage Statement dated March 2025

Revised Archaeological Desk-based Assessment ref: 2024/173

Ground Investigation Report ref: 21CHE276/DSGI dated September 2021

Phase I and Phase II Contamination Assessment ref: 17-548-R1 dated April 24

Air Quality Impact Assessment ref: 8679 r9 dated 19th February 2025

Preliminary Ecological Appraisal ref: CW20-2148 RPT 001 dated March 2025

Aquatic Flora and Fauna Technical Note ref: SE1044-02_G01_JAJO dated 19 February 2025

Transport Assessment ref: 086840-CUR-XX-XX-T-TP-00001 rev.P02 dated 28 March 2025

Arboricultural Impact Assessment rev.B ref: CW20-2148 AIA 001 dated April 2025

Nocturnal Bat Survey report ref: CW20-2148-RPT-002 Dated September 2024

Digital Connectivity Assessment rev.1.0 dated 04.04.2025

Crime Impact Statement Version C: 14th February 2025 URN: 2021/0471/CIS/01

Local Labour Agreement

Statement of Community Involvement dated March 2025

Road Safety Audit Stage 1 ref: 1597 dated 24th February 2025

Stage a Road Safety Audit Designers response ref: 086840-CUR-XX-XX-T-TP-00004 rev.P01 dated 28th March 2025

Health Impact Assessment dated February 2025

Energy and Carbon Statement ref: PBS/25/3419 rev.02 dated 14th April 2025

EV Charging Layout Plan

Managed Area Plan

Received 11th April 2025

Viability Assessment dated April 2025 received 24th April 2025.

Surface Water Flood Risk Modelling Report ref: HYD1015 dated May 2025

Preliminary Drainage Layout plan ref: KMH28 CTL BET-ZZ-XX-DR-C-0101 rev.P04

Drainage Management Strategy dated May 2025 Revision 2

Received 2nd June 2025

Site location plan ref:02292_JTP_EX-ZZ-DR_A_1000 rev.P01

Block A- Ground and First floor plans ref: 02292-JTP-BA-ZZ-DR-A-1400 rev. P02

Block A – Second and third floor plans ref: 02292-JTP-BA-ZZ-DR-A-1401 rev. P02

Block A- Roof Plan ref: 02292-JTP-BA-RF-DR-A-1402 rev. P02

Block A- Elevations plan ref: 02292-JTP-BA-ZZ-DR-A-1403 rev. P02

Block B- Ground and First floor plans ref: 02292-JTP-BB-ZZ-DR-A-1404 rev. P02

Block B – Second and third floor plans ref: 02292-JTP-BB-ZZ-DR-A-1405 rev. P02

Block B- Roof Plan ref: 02292-JTP-BB-RF-DR-A-1406 rev. P02

Block B- Elevations plan ref: 02292-JTP-BB-ZZ-DR-A-1407 rev.P02

Block C- Elevations plan ref: 02292-JTP-BC-ZZ-DR-A-1411 rev.P02

Block D- Elevations plan ref: 02292-JTP-BD-ZZ-DR-A-1414 rev.P02

Substation Plans and Elevations plan ref: 02292_JTP_HT_A_ZZ_DR_A_1500 rev. P02

Ashburn T1 -4 Unit Terrace Plans 1 (Plot Nos: 013-016 Handed Plot Nos: 041-044) ref: 02292_JTP_HT_ASH_ZZ_DR_A_1300 rev. P02

Ashburn T1 -4 Unit Terrace Plans 2 Roof plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1301 rev. P02

Ashburn T1 -4 Unit Terrace Elevations plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1302 rev. P02

Ashburn T2 -4 Unit Terrace Plans 1 (Plot Nos : 009-012, 045-048) plan ref 02292_JTP_HT_ASH_ZZ_DR_A_1303 rev. P02

Ashburn T2 -4 Unit Terrace Plans 2 Roof plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1304 rev. P02

Ashburn T2 -4 Unit Terrace Elevations plan ref: 02292_JTP_HT_ASH_ZZ_DR_A_1305 rev. P02

Devoke T1 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1306 rev. P02

Devoke T1 -Semi-Detached Elevations plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1307 rev. P02

Devoke T2 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1308 rev. P02

Devoke T2 -Semi-Detached Elevations plan ref:
02292_JTP_HT_DEV_ZZ_DR_A_1309 rev. P02

Devoke T3 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1310 rev.
P02

Devoke T3 -Semi-Detached Elevations plan ref:
02292_JTP_HT_DEV_ZZ_DR_A_1311 rev. P02

Devoke T4 -Semi-Detached plan ref: 02292_JTP_HT_DEV_ZZ_DR_A_1312 rev.
P02

Devoke T4 -Semi-Detached Elevations plan ref:
02292_JTP_HT_DEV_ZZ_DR_A_1313 rev. P02

Holgate - Semi-Detached plan ref: 02292_JTP_HT_HOL_ZZ_DR_A_1320 rev. P02

Holgate -Semi-Detached Elevations plan ref:
02292_JTP_HT_HOL_ZZ_DR_A_1321 rev. P02

Swept Path Analysis 7.9m Fire Tender plan ref: 86840-CUR-XX-00-D-TP- 05002
rev.P05

Swept Path Analysis Large Car plan ref: 86840-CUR-XX-00-D-TP- 05003 rev.P05

Proposed Access Arrangement plan ref: 86840-CUR-XX-00-D-TP- 75001 rev.P06

Design and Access Statement (Summary of changes)

Valuation Appraisal Summary

Noise Impact Assessment reference: 51-413-R1-4 dated June 25

Received 11th August 2025

Level 00- Proposed Refuse Store Location Plan ref:
02292_JTP_MP_00_DR_A_1103

Waste proforma

Swept Path Analysis 11.2m Refuse Vehicle plan ref: 86840-CUR-XX-00-D-TP-
05001 rev. P08

Received 14th August 2025

Biodiversity Net Gain Assessment ref: CW20-2148 RPT 003 dated August 2025 and
BNG Metric

Received 20th August 2025

Environment Bank letter ref: B-MANC2506 version 2 dated 1st September 2025
received 1st September 2025

Agent email dated 5th September 2025 responding to noise matters.

Viability Assessment Review dated 21 August 2025 received 15th September 2025

Drainage Management Strategy ref: HYD1020_CRABTREE.LANE_DMS revision 4 dated October 2025

Flood Risk Assessment ref: HYD1015_CRABTREE.LANE_FRA revision 4 dated October 2025

Received 21st October .2025

Biodiversity Net Gain Metric Calculation Tool V3 ref: 20-2148

received 27th October 2025

Draft Remediation Strategy and Enabling Works Version 1.0 ref no: BSH2258 dated 12th November 2025 received 14th November 2025

Addendum Design and Access Statement

Received 27th November 2025

Block C- Ground and First floor plans ref: 02292-JTP-BC-ZZ-DR-A-1408 rev. P03

Block C – Second and third floor plans ref: 02292-JTP-BC-ZZ-DR-A-1409 rev. P03

Block C- Roof Plan ref: 02292-JTP-BC-RF-DR-A-1410 rev. P03

Block D- Ground and First floor plans ref: 02292-JTP-BD-ZZ-DR-A-1412 rev. P03

Block D – Second and third floor plans ref: 02292-JTP-BD-ZZ-DR-A-1413 rev. P03

Block D- Roof Plan ref: 02292-JTP-BD-RF-DR-A-1414 rev. P03

Bin Store Plans and Elevations plan ref: 02292_JTP_HT_A_ZZ_DR_A_1501 rev. P02

Fewston T1 - Semi-Detached plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1314 rev. P03

Fewston T1 -Semi-Detached Elevations plan ref:
02292_FEW_HT_DEV_ZZ_DR_A_1315 rev. P03

Fewston T2 - Semi-Detached plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1316 rev. P03

Fewston T2 -Semi-Detached Elevations plan ref:
02292_JTP_HT_FEW_ZZ_DR_A_1317 rev. P03

Fewston T3 - Semi-Detached plan ref: 02292_JTP_HT_FEW_ZZ_DR_A_1318 rev. P03

Fewston T3 -Semi-Detached Elevations plan ref:
02292_JTP_HT_FEW_ZZ_DR_A_1319 rev. P03

Longford T1 - Semi-Detached plan ref: 02292_JTP_HT_LON_ZZ_DR_A_1322 rev.
P03

Longford T1 -Semi-Detached Elevations plan ref:
02292_JTP_HT_LON_ZZ_DR_A_1323 rev. P02

Longford T2 - Semi-Detached plan ref: 02292_JTP_HT_LON_ZZ_DR_A_1324 rev.
P03

Longford T2 -Semi-Detached Elevations plan ref:
02292_JTP_HT_LON_ZZ_DR_A_1325 rev. P02

Seacourt T1-4 Unit Terrace Unit Terrace Plans 1 plan ref: 02292-JTP-HT-SEA-ZZ-
DR-A-1326 rev.P03

Seacourt T1 -4 Unit Terrace Plans 2 Roof plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1327 rev.P03

Seacourt T1-4 Unit Terrace – Elevation plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-1328
rev.P03

Seacourt T1-4 Unit Terrace – Elevations 2 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1329 rev.P03

Seacourt T2-4 Unit Terrace Unit Terrace Plans 1 plan ref: 02292-JTP-HT-SEA-ZZ-
DR-A-1330 rev.P03

Seacourt T2 -4 Unit Terrace Plans 2 Roof plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1331 rev.P03

Seacourt T2-4 Unit Terrace – Elevations 1 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1332 rev.P03

Seacourt T2-4 Unit Terrace – Elevations 2 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1333 rev.P03

Seacourt T3-4 Unit Terrace Unit Terrace Plans 1 plan ref: 02292-JTP-HT-SEA-ZZ-
DR-A-1334 rev.P03

Seacourt T3 -4 Unit Terrace Plans 2 Roof plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1335 rev.P03

Seacourt T3-4 Unit Terrace – Elevations 1 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1336 rev.P03

Seacourt T3-4 Unit Terrace – Elevations 2 plan ref: 02292-JTP-HT-SEA-ZZ-DR-A-
1337 rev.P03

Proposed roof plan ref: 02292-JTP-MP-RF-DR-A-1101 rev.P04

Proposed site sections A-D plan ref: 02292_JTP_MP_ZZ_DR_A_1201 rev. P04

Proposed site sections E-H plan ref: 02292_JTP_MP_ZZ_DR_A_1202 rev. P04

Boundary Treatment plan ref: UG_2791_LAN_BT_DRW_501 rev.P04 (Notwithstanding treatment to plots nos. 17 and 18)

General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev.P20

Hard Landscaping plan ref: : UG_2791_LAN_HL_DRW_201 rev.P18

Soft Landscaping plan ref: : UG_2791_LAN_SL_DRW_301 rev.P17

Houses plot by plot schedule ref: SCH01 rev.P03

Flat blocks plot by plot schedule ref: SCH02 rev.P03

Level 00 – Proposed Site plan ref: 02292_JTP_MP_00_DR_A_1100 rev.P04

Culvert Survey GPS/Topo Overlay 4091-KHNW-DR-A-2000 rev.P3

Bin stores- Plans and elevations plan ref: 02292_JTP_HT_A-ZZ-DR-A-1501 rev.P03

Received 13th January 2026

Letter from Brett Associates dated 13th February 2026 in regard to culvert and easement matters received 16th February 2026

Agent email dated 2nd March 2026 related to apartment heating

EVC plan ref: 4091-KHNW-DR-A-3000 rev.C

Interim Travel Plan ref: 086840-CUR-XX-XX-T-TP-00002 Revision: P03 dated : 28 March 2025

received 2nd March 2026

Agent email dated 17th March 2026 confirming that the Proposed Development would deliver 62 dwellings (32% for affordable housing) to be managed by a Registered Provider.

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) Notwithstanding the content of the Construction Management Plan and prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

- The routing of construction traffic;

- Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site.
- Identify measures to control dust and mud, including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

- 4) No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP shall reference measures to protect the SBI/canal, measures to treat and prevent the spread of invasive species, Reasonable Avoidance Measures (RAMs) for nesting birds, reptiles and amphibians, and Precautionary Measure of Works (PMoW) for mammals, and shall include the following.
 - a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason - In the interests of safeguarding ecology and biodiversity , pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 5) Prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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 SP1 and DM1 of the Manchester Core Strategy (2012).

- 6) (a) Prior to any above ground works, and notwithstanding plans specified in condition no.2, full detailed designs (including specifications) of all on site and off site highways works (including any Traffic Regulation Orders, finalised design details of pedestrian routes alongside the unadopted sections of highway and details of footpaths reinstatement/public realm) and a delivery sequence, shall be submitted to and approved in writing by the City Council as local planning authority.

(b) Within six months from completion of the development hereby approved, a verification report, which will include photographic evidence and highway approval/completion notices (where relevant) related to the agreed highway works shall be submitted to and approved in writing by the City Council as local planning authority.

(c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 7) Finalised details of the indicative traffic calming measures shown on plan ref: Proposed Access Arrangement ref: 86840-CUR-XX-00-D-TP-75001 rev.P05 in the Appendices of the Transport Assessment shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the first dwelling unit being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

- 8) Prior to the occupation of the apartments, a Car Park Management Plan related to the proposed apartments shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed measures shall be completed prior to the first apartment being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

- 9) The car parking indicated on the approved plans for the dwellings (including apartments), shall be surfaced, demarcated and made available for use prior to the associated dwellings (including apartments), hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings (including apartments), are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

- 10) a) The cycle storage arrangements shall be implemented in accordance with the details on the Sustainable Travel plan on page 36 of the Design and Access Statement dated March 2025.

b) Finalised detailed design of the cycle stores for the dwellinghouses shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed measures shall be completed for each dwelling house, prior to the occupation of that dwellinghouse, and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

- 11) a) Before the residential development hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development.

ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time.

iii) mechanisms for the implementation of the measures to reduce dependency on the private car.

iv) measures for the delivery of specified travel plan services.

v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

- 12) a) Finalised specifications of the electric charging points shown on Electric Vehicle Charging Plan ref: 4091-KHNW-DR-A-3000 rev.C received 2nd March 2026, shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the residential development hereby approved.

b) Prior to occupation of the residential development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

- 13) a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then

be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing 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 in each phase 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 EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

- 14) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. This strategy will include the following components:

1. An additional ground investigation scheme to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site, in accordance with the National Planning Policy Framework, and pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

- 15) Prior to the commencement of development, the submission of an Unexploded Ordnance mitigation strategy, and a report prepared outlining what measures, if any, are required to remediate the land shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the presence of or the potential for any Unexploded Ordnance is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 16) Piling methods using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

Reason To ensure that the proposed ground improvement activity, does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection' and in accordance with policy EN17 of the Manchester Core Strategy (2012).

- 17) No drainage systems for the infiltration of surface water to the ground where known or suspected elevated concentrations of contamination are known or suspected to be present is permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason To ensure that the proposed activity, does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection' and in accordance with policy EN17 of the Manchester Core Strategy (2012).

- 18) a) Notwithstanding the content of Noise Impact Assessment Reference: 51-413-R1-3, Date: April 25: prior to above ground works a scheme for acoustically insulating the proposed residential accommodation against noise from surrounding roads, schools and commercial uses shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises and schools.

The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

Noise survey data shall include measurements taken during a rush hour period and night time to determine the appropriate sound insulation measures necessary.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms

to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise 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 internal noise criteria.

Reason- To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

- 19) a) Externally mounted ancillary plant, equipment and servicing or louvres and plant associated with or located behind any louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, pursuant to policies SP1, and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

- 20) a) The development shall be implemented in accordance with the details on the Bin Stores - Plans and Elevations plan ref: 02292_JTP_HT_A_ZZ_DR_A_1501 rev. P03; Level 00- Proposed Refuse Store Location Plan ref: 02292_JTP_MP_00_DR_A_1103(apartment waste locations only); and Waste proforma received 14th August 2025.

b) The details of the approved scheme shall be implemented as part of the development prior to the occupation of the dwellinghouses and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

- 21) a) Prior to commencement of the development, an air quality impact assessment together with mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.
- b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason- To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy (2012).

- 22) The development shall only be carried out in accordance with sections 3.3, and 4 in the Crime Impact Statement version C 14th February 2025 ref: 2021/0471/CIS/01 and the agreed measures shall be retained and maintained thereafter. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

- 23) Notwithstanding the information referenced in condition no.2, no development shall take place until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).

- 24) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- Verification report providing photographic evidence of construction as per design drawings, which shall include flow control and attenuation components;
 - As built construction drawings if different from design construction drawings;
 - Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory

undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

- 25) No site clearance works, including works to trees or shrubs, shall commence between 1 March and 31 August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation that no bird nests are present has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 26) Prior to the commencement of 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. 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).

- 27) If no development commences within 12 months of the date of consent, a further survey of the site and locality for reptiles, bat roosts and 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).

- 28) a) Prior to above ground works, details of location and design of the ecological enhancement measures referenced in the Preliminary Ecological Appraisal ref: CW20-2148 RPT 001 dated March 2025 (Bird and bat boxes/bricks , together with arrangements for hedgehog gaps within the proposed boundary treatment) shall be submitted to and approved in writing by the City Council as local planning authority.

b) The development shall be implemented in accordance with the approved scheme prior to the occupation of the houses and apartments, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

29) a) The landscaping scheme for the development shall be implemented in accordance with the details on the plans specified below:

- General Arrangement plan ref: UG_2791_LAN_GA_DRW_101 rev.P20
- Hard Landscaping plan ref: : UG_2791_LAN_HL_DRW_201 rev.P18
- Soft Landscaping plan ref: : UG_2791_LAN_SL_DRW_301 rev.P17

b) Prior to above ground works, a detailed landscape management plan shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved measures.

c) The approved landscaping scheme shall be implemented not later than 18 months from the date the buildings are first occupied, with the exception of the area to be occupied by the site compound, which will be implemented not later than 3 months of the last occupation.

d) 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

30) Notwithstanding the submitted details, no development shall take place within 15m from the edge of the canal towpath until a scheme showing details of the foundations for the proposed buildings adjacent to the canal have been first submitted to and approved in writing by the Local Planning Authority. The details shall:

- Provide cross sections showing the foundations of the proposed apartment buildings in relation to the canal and towpath, including written dimensions and relative levels;
- Outline the means of construction of the foundations of the four apartment buildings closest to the canal, including proposed earthmoving and excavation works required and set out how the canal would be protected during the works (including details of any proposed temporary protective fencing or buffer zone to be erected) to safeguard the waterway infrastructure during construction. If piled foundations are to be used then details of the vibration limits and monitoring shall also be submitted;
- Details of the root containment/tree pits for any trees to be planted within 15m of the canal towpath, to prevent any roots from causing detriment to the

canal infrastructure. The development shall only be carried out in strict accordance with the approved scheme.

Reason- To protect the structural stability of the canal infrastructure which could be adversely affected by the development and to accord with the advice and guidance relating to land stability contained in Paragraphs 187(e) and (f) and 196 of the National Planning Policy Framework, and pursuant to policy EN17 of the Manchester Core Strategy (2012).

- 31) Prior to the commencement of development (including ground works and vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of invasive plant species on site (*Japanese knotweed*, *Himalayan balsam* and *rockspray cotoneaster*). The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To prevent the spread of invasive species in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

- 32) Prior to the occupation of the development, details of the strategy for all external lighting, including lighting on the buildings, within the building's curtilage, and lighting units within the public realm works, shall be submitted to, and approved in writing by, the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adversely impact on protected species pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

- 33) If, when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

- 34) Prior to any works on the proposed development commencing (excluding demolition), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity

gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.

B) Descriptions of the management operations necessary to achieving aims and objectives.

C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.

D) Details of monitoring needed to measure the effectiveness of management.

E) Details of the persons responsible for the implementation and monitoring.

F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

G) Reporting on years 1, 2, 5, 10, 20 and 30'.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 35) Prior to the first occupation of the houses, an agreed programme of archaeological works shall be submitted to and approved in writing by the City Council as local planning authority including:

1. A programme for post-investigation assessment to include: - analysis of the site investigation records and finds; - production of a final report on the investigation results.
2. Deposition of the final report with the Greater Manchester Historic Environment Record.
3. Dissemination of the results of the archaeological investigations commensurate with their significance.
4. Provision for archive deposition of the report and records of the site investigation.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

- 36) a) The residential development shall be implemented in full accordance with the measures set out in Energy and Carbon Statement ref: PBS/25/3419 rev.02 dated 14th April 2025 as revised by the content of email from planning agent dated 02.03.2026.

b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 37) 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 (2012) and the guidance contained within the National Planning Policy Framework.

- 38) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) the dwellinghouses hereby approved shall be used only as private dwellings (which description shall not include serviced accommodation 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(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of Class C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as 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 (2012) and the guidance contained within the National Planning Policy Framework.

- 39) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations or outbuildings shall be erected onto the dwellings within the development hereby approved other than those expressly authorised by this permission.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 40) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

- 41) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

- 42) Finalised detailed designs of the boundary treatment shown on Boundary Treatment plan ref: UG_2791_LAN_BT_DRW_501 rev.P04 (notwithstanding treatment to plots nos. 17 and 18) shall be submitted to and approved in writing by the City Council as local planning authority prior to above ground works. The approved details shall be implemented prior to the occupation of the dwelling unit which they are related to, and be retained thereafter.

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, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

- 43) Notwithstanding the boundary treatment details for plot nos. 17 and 18 shown on Boundary Treatment plan ref: UG_2791_LAN_BT_DRW_501 rev.P04, prior to above ground works finalised detailed designs which take account of the recommendations within the Noise Impact Assessment reference: 51-413-R1-4 dated June 25 received 11th August 2025, shall be submitted to and approved in writing by the City Council as local planning authority prior to above ground works. The approved details shall be implemented prior to the occupation of the dwelling units on plot nos. 17 and 18, and be retained thereafter.

Reason - To safeguard residential amenity and 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, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

- 44) a) Prior to the commencement, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of each phase of the development. In this condition a Local Benefit Proposal means a document which includes:

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

- 45) All windows to ensembles and bathrooms in side gables shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

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: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Canal & River Trust Infrastructure Services Team

The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with the Canal & River Trust "Code of Practice for Works affecting the Canal & River Trust" to ensure the waterways are protected and safeguarded.

Construction /Demolition 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

Licensing, hoarding / scaffolding

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email -highwaylicences@manchester.gov.uk.

Bats

Whilst the works have been assessed as having negligible risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat and the signs of bats are found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linerearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Clayton Brook Culvert

MCC records highlight that the underground Clayton Brook Culvert is located within close proximity to 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. Therefore, we would request that the applicant inform 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. The developer can apply for land drainage consent (if required) via the following link:

https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse

Highway section 278 works

The minimum standard S278 technical approval timescale is between 4-6 months and, if TRO's are included up to 12 months. Works on the highway must not start until technical approval has been given by the S278 Engineer and the relevant highways permits granted.

Application for off-site highways works condition discharge

An application for off-site 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. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link: www.manchester.gov.uk/online-directories/licences-and-permissions-directories/licensing/highways-and-pavements/permission-to-work-on-the-highways

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 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.

Mining

Please see information relating to mining in Appendix A.

Date: 10 June 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 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 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information



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](https://www.miningremediation.gov.uk)

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