SCHEDULE - PLANNING CONDITIONS TRACKER

Project Title:	YIF - 22 Field of Os	**Project No:**	17043		
Prepared By:	Scott Waddell	**Date:**	20 March 2026		
Reviewed By:	Mick Calderbank	**Workstage:**	04 - Technical Design		
Document No:	17043 - PTK-XX-XX-T-A-0002	**Status:**	S2 - Information/Reference	**Revision:**	P07
Application No:	142986-VO-2025	**Decision Date:**	01 August 2025		

Revision Record

Revision No	Date	Details	By	Approved
P01	16 January 2026	First Issue	MC	SW
P02	16 January 2026	Updated to suit submission of information for discharge of condition nos 4, 24 & 28	MC	SW
P03	12 February 2026	Updated to suit submission of information for discharge of condition nos 6, 12 & 13	MC	SW
P04	26 February 2026	Updated to suit submission of revised CEMP picking up amended 'Saturday' opening hours following Local Authority Planning email response 25th February 2026 for discharge of condition no 4	MC	SW
P05	11 March 2026	Updated to suit submission of additional information for discharge of condition no 28 following receipt of Local Planning Officer email 3rd February 2026	MC	DB
P06	20 March 2026	Condition Nos 4, 24 and 28 updated to suit receipt of 'Manchester City Council Planning Condition Discharge CDN-26-0051 Approval Notice dated 20th March 2026' in email correspondence 20th March 2026	MC	DB
P07	13 April 2026	Condition Nos 6, 12, 13 and Statutory BNG updated to suit receipt of 'Manchester City Council Planning Condition Discharge CDN-26-0144 Approval Notice dated 13th April 2026' in email correspondence 13th April 2026	MC	DB

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Prepared By:	Scott Waddell	**Date:**	20 March 2026	**Application No:**	142986-VO-2025	**Decision Date:**	01 August 2025

No	Subject	Prior to Development	Prior to Occupation	Restrictions on permission	Restrictions on operation	Statement	Action By	Drawings Issued / Comments	Issue Date	Discharge Date	Status
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			X		X	All to note				Statement
2	The development hereby approved shall be carried out in accordance with the following drawings and documents: Drawings referenced 23519-0222-P00 (Location Plan), 23519-0372-P02 (Proposed Floorplan), 23519-3721-P01 (Proposed Elevations), 23519-3222-P01 (Proposed Roofplan) and 23519-0322 -P02 (Proposed Site Plan), received by the City Council as Local Planning Authority on 19 May 2025 **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					X	All to note				Statement
3	Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented 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			X							Outstanding
4	Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include; - Measures to control noise and vibrations; - Hours of working; - Dust suppression measures; - Compound locations where relevant; - Location, removal and recycling of waste; - Detail of an emergency contact telephone number;- Parking of construction vehicles; and - Sheeting over of construction vehicles The development shall only be carried out in accordance with the approved construction/demolition management plan **Reason** - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy	X						Construction Environment and Management Plan Version 1 dated 15th January 2026 submitted to Planning Portal 16th January 2026 Local Authority Planning email 25th February 2026 requesting change to 'Saturday' opening hours Construction Environment and Management Plan Version 2 dated 26th February 2026 submitted to Planning Portal 26th February 2026 Manchester City Council Planning Condition Discharge CDN-26-0051 Approval Notice dated 20th March 2026 received in email correspondence 20th March 2026	16 January 2026	20 March 2026	Discharged
5	The accessible car parking spaces indicated on drawing referenced 23519-0322 -P02 (Proposed Site Plan), received by the City Council as Local Planning Authority on 19 May 2025 shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied. The parking spaces shall be available for disabled users at all times whilst the development is occupied **Reason** - To ensure that there is adequate accessible car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy		X		X	X					Statement

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Prepared By:	Scott Waddell	**Date:** 20 March 2026	**Application No:**	142986-VO-2025	**Decision Date:** 01 August 2025

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6	No part of the development shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking **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 and DM1 of the Manchester Core Strategy		X					OPP1374277 - PTK-A1-00-D-A-1803 (P04) - Proposed Site Plan (715mm long x 800mm high 'Sheffield type' cycle hoops at 800mm centres constructed from 50mm overall diameter stainless steel tube) submitted to Planning Portal 12th February 2026 Manchester City Council Planning Condition Discharge CDN-26-0144 Approval Notice dated 13th April 2026 received in email correspondence 13th April 2026	12 February 2026	13 April 2026	Discharged
7	No above ground development shall commence until a detailed hard and soft landscaping treatment scheme (including replacement tree planting and permeable hard surfacing) has been submitted to and approved in writing by the City Council as Local Planning Authority. The approved scheme shall be implemented not later than 12 months from the date the buildings is first occupied. 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, another tree or shrub of the same species and size as that originally planted shall be planted at the same place **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			X							Outstanding
8	Notwithstanding details submitted, no above ground development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment/gates (including fencing internal to the site and acoustic fencing to the southern boundary) to be erected. The boundary treatment/gates shall be completed before the building hereby approved is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained **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			X							Outstanding
9	All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998" Recommendations for Tree Work" **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 Manchester Core Strategy					X	All to note				Statement
10	**(a)** No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than those identified with the Arboricultural Implications Assessment, produced by Ascerta (Ref: P.2064.24), received by the City Council, as Local Planning Authority on 23 June 2025 **(b)** 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 Manchester Core Strategy					X	All to note				Statement

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No	Subject	Prior to Development	Prior to Occupation	Restrictions on permission	Restrictions on operation	Statement	Action By	Drawings Issued / Comments	Issue Date	Discharge Date	Status
11	No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works **Reason** - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy			X		X	All to note				Statement
12	Prior to any site clearance or earthworks a reasonable avoidance measures method statement for hedgehog and other mammals 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 the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy	X						Arbtech - Ecological Mitigation Enhancement and Management Plan Issue 1.0 dated 10th February 2026 submitted to Planning Portal 12th February 2026 Manchester City Council Planning Condition Discharge CDN-26-0144 Approval Notice dated 13th April 2026 received in email correspondence 13th April 2026	12 February 2026	13 April 2026	Discharged
13	Prior to first occupation of the development hereby approved and in addition to biodiversity net gain requirements, a scheme for the enhancement of the site for ecological purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Details should include bat and bird boxes. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter **Reason** -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF)		X					Arbtech - Ecological Mitigation Enhancement and Management Plan Issue 1.0 dated 10th February 2026, Biodiversity Gain Plan dated 9th February 2026 and Arbtech - Biodiversity Net Gain Assessment Issue 1.0 dated 9th February 2026 submitted to Planning Portal 12th February 2026 Manchester City Council Planning Condition Discharge CDN-26-0144 Approval Notice dated 13th April 2026 received in email correspondence 13th April 2026	12 February 2026	13 April 2026	Discharged
14	The development hereby approved shall include a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of each phase (save for the enabling works phase), full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of each phase and shall remain in operation for so long as the development is occupied **Reason** - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy		X								Outstanding
15	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, pursuant to policies SP1 and DM1 of the Core Strategy			X		X	All to note				Statement
16	Notwithstanding details submitted, the development hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the site other than on the day of collection **Reason** - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy		X								Outstanding

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17	In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the 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 agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development **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 DM1 and EN18 of the Manchester Core Strategy			X		X					Statement
18	Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation a post completion report shall be submitted to and agreed in writing by the City Council as the Local Planning Authority to evidence this **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 DM1 and EN18 of the Manchester Core Strategy		X	X							Outstanding
19	Prior to the commencement of above ground works, full details of all necessary offsite highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to be agreed by the City Council as Local Planning Authority. Such works should include: - Works to facilitate a vehicular access to the site from Claridge Road, including dropped kerb; - H bar markings across the vehicular access from Claridge Road **Reason** - In the interests of highway safety and amenity, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy			X							Outstanding
20	A detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes: **(1)** The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development; **(2)** A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time; **(3)** Mechanisms for the implementation of the measures to reduce dependency on the private car; and **(4)** Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use **Reason** - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy		X								Outstanding

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21	**a)** The building hereby approved shall be acoustically insulated and treated to limit the break-out of noise with a noise study of the premises and a scheme of acoustic treatment shall be submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences **b)** Upon completion of the development and within 3 months of first occupation, a Verification Report is 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 acceptable criteria has 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** - In order to safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy		X								Outstanding
22	**a)** Externally mounted ancillary plant, equipment and servicing 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 verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme 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 saved UDP Policy DC26 and Policy DM1 of the Manchester Core Strategy				X						Outstanding
23	The building hereby approved shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings, boundary treatment and dusk till dawn lighting. The development shall only be carried out in accordance with these approved details which shall be retained thereafter **Reason** - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy		X								Outstanding

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24	Prior to the commencement of the development hereby approved, an updated Flood Risk Assessment shall be submitted and approved in writing by the City Council, as Local Planning Authority. This shall include: - Assessment of the the 1% + CC design flood event using Environment Agency Product 4 data - Corresponding Environment Agency Product 4 data package (including all tables and maps) - If the 1% + CC event is not onsite according to Product 4, this should be clearly identified in the FRA. No design alterations will be required - If the 1% + CC event is onsite, the design must meet national guidance in the government standing advice. This includes raising floor levels a minimum of 300mm above the 1% + CC event. All supporting architectural section and layout plans should be updated if this is required The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development **Reason** - To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to policies EN8 and EN14 of the Manchester Core Strategy	X						FRDS - 2024-047-06-B Flood Risk and Drainage Impact Assessment Rev B dated 6th November 2025 submitted to Planning Portal 16th January 2026 Manchester City Council Planning Condition Discharge CDN-26-0051 Approval Notice dated 20th March 2026 received in email correspondence 20th March 2026	16 January 2026	20 March 2026	Discharged
25	Prior to first use of the development hereby approved, a community use agreement prepared in consultation with Manchester Active shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreement shall apply to the Youth Centre Main Hall, ancillary facilities, and outdoor greenspace, and include details of pricing policy and /or free to use policy, hours of use, access by non-members, 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 sports facilities, to ensure benefit to the development of sport pursuant to policy EN10 of the Manchester Core Strategy		X								Outstanding
26	Prior to the first occupation of the building hereby approved, an Event Management Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The Plan shall include details of traffic/parking marshalling during events and shall remain in use as long as the use is in operation **Reason** - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to saved policy DC26 of the Unitary Development Plan and policies DM1 and SP1 of the Manchester Core Strategy		X								Outstanding
27	Prior to the development hereby approved becoming operational, details of a management plan to include how the playing field will operate, including details of any enhancements shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only operate in accordance with the agreed details **Reason** - To ensure its retention and improvement, pursuant to policies EN10, DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF)		X								Outstanding

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28	Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following: - Evidence of drainage hierarchy adherence - Finalised surface water drainage layout including all components, levels and connectivity - Evidence of connection approval in principle - Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development **Reason:** To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 and EN17 of the Manchester Core Strategy	X						2906-120 rev A Drainage Layout and 2906 Surface water storage volume estimation - UK SuDS dated 24.10.25 submitted to Planning Portal 16th January 2026 Local Authority Planning email 3rd February 2026 requesting issue of evidence of connection approval from United Utilities FRDS - 2024-047-06-B Flood Risk & Drainage Impact Assessment Rev B dated 6th November 2025, Cornerstone Projects - 23519 Capacity Check Report dated 21st May 2025, Polypipe - RidgistormCheck Orifice Plate Flow Control Chambers datasheet Issue 2 March 2019, Build Warranty - 2906 Surface Water Drainage Maintenance Regime Rev A, Build Warranty - 2906-120 rev D Drainage Layout and Build Warranty - 2906-130 rev B External Works Layout issued in email correspondence 11th March 2026 Manchester City Council Planning Condition Discharge CDN-26-0051 Approval Notice dated 20th March 2026 received in email correspondence 20th March 2026	16 January 2026	20 March 2026	Discharged

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	Informatives: 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;	X					Ecologist	Manchester City Council Planning Condition Discharge CDN-26-0144 Approval Notice dated 13th April 2026 received in email correspondence 13th April 2026		13 April 2026	Discharged
	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									13 April 2026	Discharged