

Town & Country Planning Act 1990 (as amended)**Planning (Listed Building & Conservation Area) Act 1990 (as amended)****Refusal of details reserved by condition****Part 1 – Particulars of the application**

Proposal:

Discharge of Conditions 4 (Construction Management Plan) and 6 (Vegetation removal) attached to planning permission 144032/FO/2025 and Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended)

Location:

7 Moor End Manchester M22 4JQ

Application reference:

CDN/26/0338

Applicant:

Mr Yusuf Mirza Muslim Association

Date of application:

13 April 2026

Part 2 – Particulars of decision

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

Construction Management Plan

Condition 4 - CMP

The following information has been submitted in respect of this planning condition:

- o Construction Management Plan (Prepared by NADA Architects; Dated 19 September 2025)
- o Traffic Management Plan (Dated September 2025)

Stamped as received by the City Council as Local Planning Authority on 13/04/2026 unless specified otherwise.

The above information has been reviewed and is considered insufficient to discharge this condition. To address condition 4 please address the following;

- Please provide a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Until such time that the above details are submitted and agreed by the City Council as Local Planning Authority, condition 4 cannot be discharged.

Vegetation Removal

Condition 6 - Vegetation Removal

The following information has been submitted in respect of this planning condition:

- o BNG/WM/Rev-: Biodiversity Statement (Prepared by Ecology 4 U; Dated 22 August 2025)

Stamped as received by the City Council as Local Planning Authority on 13/04/2026 unless specified otherwise.

The above information has been reviewed and is considered insufficient to discharge this condition (6).

Biodiversity Net Gain Plan

Biodiversity Net Gain Plan statutory condition as required by Part 1 of paragraph 9 (1) of schedule 7a of the Town and Country Planning Act 1990 (as amended)

The following information has been submitted in respect of this planning condition:

- o BNG/WM/Rev-: Biodiversity Statement (Prepared by Ecology 4 U; Dated 22 August 2025)

Stamped as received by the City Council as Local Planning Authority on 13/04/2026 unless specified otherwise.

The above information has been reviewed and is considered insufficient to discharge this condition. To address this statutory condition please address the following;

- In order to discharge the Biodiversity Gain Condition, a completed Biodiversity Gain Plan will need to be submitted as well as a final version of the excel Biodiversity Metric showing that a 10% net gain has been achieved. Within the gain plan, a Biodiversity Site Register Reference Number will need to be included to prove that the correct type and number of units have been purchased and successfully allocated to this application.

Until such time that the above details are submitted and agreed by the City Council as Local Planning Authority, the Biodiversity Net Gain Plan statutory condition cannot be discharged.

Date: 31 July 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

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

Notes

1. This decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.
2. If the applicant is aggrieved by the decision of the local planning authority to refuse the application to approve detail reserved by condition, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

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, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.