MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of condition 12 (off site highway works) and statutory BNG condition attached to planning permission ref: 141465/FO/2024

Location:

MANCHESTER COMMUNICATION ACADEMY 2A SILCHESTER DRIVE MANCHESTER M40 8NT

Application reference:

OTH-2026-000477

Applicant:

Mr Andrew Woolley Manchester Communication Academy

Date of application:

26 May 2026

Part 2 – Particulars of decision (a)

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

Statutory Biodiversity Net Gain

The details contained with the submitted Biodiversity Net Gain Plan, received by the City Council as Local Planning Authority on 26 May 2026, are satisfactory. Subject to implementation of the agreed details, the statutory biodiversity net gain condition can be discharged.

Part 2 – Particulars of decision (b)

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

Condition 12 (off site highway works)

The proposed development relies on off-site highway works within the adopted highway. No associated Section 278 application has been submitted and insufficient evidence been provided to demonstrate that the necessary highway works can be delivered. Consequently, the City Council as Local Planning Authority cannot be satisfied that the required mitigation measures are achievable or that the development would not have an unacceptable impact on highway safety. On this basis, condition 12 cannot be discharged at this time.

Date: 12 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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