MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of condition no.17 (LEMP/Ecology) and statutory BNG condition attached to planning permission ref: 145295/FO/2026

Location:

Land at 404 Wilbraham Road Manchester M21 0SD

Application reference:

OTH-2026-001154

Applicant:

Mr P Armistead APL

Date of application:

27 July 2026

Part 2 – Particulars of decision

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

Condition 17 (LEMP/Ecology)

The City Council, as local planning authority, have assessed the following documents;

a. 404 Wilbraham Road LEMP FLLRMTP 27.07.26.pdf - Supporting Information - Planning Condition 17 Landscape Environmental Management Plan - 27 Jul 2026

b. 177 - 404W - PL - GL1revD (002).pdf - Plan - Proposed Landscape Plan - GL1 D - 27 Jul 2026

c. 404 Wilbraham Road Chorlton - Biodiversity_gain_plan (003).pdf - Ecology report - Biodiversity gain plan - 27 Jul 2026

d. BNG Statutory Metric - Ecology report - 13 Apr 2026

We are content the provided plans and assessment meet the requirements to discharge the condition.

The approved LEMP shall be implemented in full and maintained thereafter.

Condition 17 (LEMP/Ecology) attached to planning permission 145297/FO/2026 is hereby discharged.

Statutory Biodiversity Gain Plan Condition

The City Council, as local planning authority, have assessed the following documents;

a. 404 Wilbraham Road LEMP FLLRMTP 27.07.26.pdf - Supporting Information - Planning Condition 17 Landscape Environmental Management Plan - 27 Jul 2026

b. 177 - 404W - PL - GL1revD (002).pdf - Plan - Proposed Landscape Plan - GL1 D - 27 Jul 2026

c. 404 Wilbraham Road Chorlton - Biodiversity_gain_plan (003).pdf - Ecology report - Biodiversity gain plan - 27 Jul 2026

d. BNG Statutory Metric - Ecology report - 13 Apr 2026

We are content the provided plans and assessment meet the requirements to discharge the condition.

The approved Biodiversity Gain Plan shall be implemented in full and maintained thereafter.

The Statutory Biodiversity Gain Condition attached to planning permission 145297/FO/2026 is hereby discharged.

Date: 17 August 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 permission refers 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 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 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.