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 Conditions 8 (boundary treatment), 27 (Habitat Management and Monitoring Plan) and statutory biodiversity net gain condition attached to Planning Permission 144282/VO/2025.

Location:

Wythenshawe Park Sports Hub Wythenshawe Road Manchester M23 0AB

Application reference:

OTH-2026-001238

Applicant:

Manchester City Council

Date of application:

04 August 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 8 (boundary treatment)

The boundary treatment detailed on the following drawings and documents, received by the City Council as Local Planning Authority on 4 August 2026, is satisfactory.

-Proposed AGP Elevation' drawing no G-208872 07 rev 01 , prepared by SSL;

-Boundaries' drawing no M3851-TB-08 rev 02, prepared by Barnes Walker;

-Timber Knee Rail' drawing no M3851-TB-F01-V1, prepared by Barnes Walker;

-Football Foundation specification 'AGP Framework 2024-2028;

-Example photographs of 'Twin bar fence green 4.5m high.

Subject to implementation of the agreed details, condition 8 can be discharged.

Condition 27 (HMMP)

The details contained within the submitted Habitat Monitoring and Management Plan (Version 2.0) prepared by Arbtech, received by the City Council as Local Planning Authority on 4 August, 2026, are satisfactory. Subject to implementation of the agreed details, condition 27 can be discharged.

Statutory BNG Plan

The Habitat Monitoring and Management Plan (Version 2.0) prepared by Arbtech, received by the City Council as Local Planning Authority on 4 August 2026 and the BNG Metric and Biodiversity Net Gain Plan, received by the City Council as Local Planning Authority on 14 August 2026, are satisfactory. Subject to implementation of the agreed details, the statutory biodiversity net gain condition can be 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.