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 22 (Bird Nesting Season), 31 (HMMP) 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) attached to planning permission 144426/FO/2025

Location:

Land to the North of Moseley Road Manchester

Application reference:

OTH-2026-000570

Applicant:

Miss Rebecca Marwood NHS Property Services

Date of application:

03 June 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 no. 22 (Bird Nesting Season)

The content of the Report of Nesting Bird Survey dated 20th May 2026 has been reviewed. On the basis of the content of report referenced above condition no.22 is discharged.

Condition no. 31 (HMMP)

The content of the Habitat Management and Monitoring Plan – Land at Moseley Road ref: 41775833 version 2 dated 24th August 2026 received 24th August 2026 has been reviewed. On the basis that the development in implemented and maintained in accordance with the agreed details in the HMMP referenced above and is retained thereafter, condition no.31 is discharged.

Biodiversity Net Gain Plan statutory condition

The content of the Allocation Notice dated 6th May 2026; BNG Metric version 2 received 10th August 2026; and Biodiversity Gain Plan – Land at Moseley Road – ref: 41775833 version 3 received 24th August 2026 have been reviewed.

On the basis of the information in the documentation referenced above the Biodiversity Net Gain Plan statutory condition is discharged.

Date: 26 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.