MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000441
Application type:	Full planning permission
Proposal:	Installation of new roof terrace with associated rooftop plant.
Site address:	1 Tony Wilson Place, Manchester, M15 4FN
Ward(s):	Deansgate
Date application valid:	13 July 2026
Applicant name:	Will Parry
Agent (if any):	Sophie Lanczak
Case officer:	Jack Naven
Recommendation:	Approve
Date of recommendation:	03 September 2026

Description of site, building and/or area

One Tony Wilson Place is located in Manchester City Centre and lies within the Strategic Regeneration Area of First Street, which is now a well-established area of the city comprising a mix of culture, leisure, retail and office space.

The application site comprises of 7 storey office building with approximately 180,000sqft of office space.

The site was home to the Gaythorn Gas Works from 1825 to 1929. In 1991/1992, an office building was erected for the British Council, constructed primarily of precast concrete units and featuring a central atrium.

In 1997, British Telecomm leased the building. It underwent a major refurbishment in 2006/2007, further enhancing its structure and facilities.

The building underwent a major refurbishment in 2006/2007, during which the original precast concrete structure was adapted and extended both horizontally and vertically. Steelwork was utilized to infill the rear corners, extend the front bay, and add two additional storeys above. To transform the building aesthetically, curtain walling and terracotta tile cladding were incorporated into the design.

This transformation of the once isolated building paved the way for the major redevelopment of the wider area, contributing to the masterplan we see today.

A unit operated by Pizza Express abuts the building which protrudes out from the northern elevation.

Directly to the north of the site lies INNSiDE Melia; a 4-star hotel, HOME; a cultural venue arts centre, cinema, and theatre complex, and Junkyard Golf; an indoor miniature golf course.

To the east of the site is a multi storey car park, the ground floor of which comprises a mixture of restaurants, coffee shops and a bar. A Vita Living student accommodation block also lies to the east.

To the west of the site is another prime office development consisting of 170,000sqft of office space. A gym and a restaurant also lie to the west of the Site.

To the south, there are numerous new developments, including House of Social student accommodation.

The only heritage asset that the building is seen in context with is the Grade II listed viaduct that separates the First Street area from Whitworth Street West.

Description of development

The proposal seeks planning permission for:

- Creation of an accessible roof terrace on the roof of the building
- Creation of green roof replacing existing poor quality sedum roof and aiming to provide a 10% uplift in on site BNG.
- Installation of a freestanding single storey curtain wall glazed structure with anodised aluminium roof to be sited on the terrace.
- Installation of associated rooftop plant/equipment required to serve the building and terrace.
- Installation of a glass balustrade

Relevant Planning History

142576/FO/2026 - External alterations including replacement cladding, new entrance and plant to roof top.
Approved May 2025.

092663/AOH/2010/C1 - Retrospective Consent for erection of 2no. 10m x 17.5m banner letting signs.
Temporarily approved April 2010.

091485/VO/2009/C1 - CITY COUNCIL DEVELOPMENT Installation of new doors to the west and east elevations of the building and erection of new timber enclosure and single storey building to provide a children's play area with store.
Approved November 2009.

090451/FU/2009/C1 - Change of use from offices (Class B1) to offices (Class B1) and customer services and creche with associated play area (Sui Generis), in relation to temporary relocation of City Council services.
Approved August 2009.

083763/FO/2007/C3 - Refurbishment of existing office building including new external elevations, two storey roof extension and ancillary servicing.
Approved August 2007.

081805/FO/2007/C3 - Refurbishment of office building including new service columns, entrance lobby and 3 storey roof extension.
Approved February 2007.

054932/FO/CITY3/98 - Elevational alterations to existing building.
Approved August 1998.

Consultation, notification and publicity responses

Publicity - Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received because of this publicity.

Greater Manchester Ecology Unit (GMEU) - Advised that the BNG Metric Report and BNG metric provided show that the site has a baseline habitat of 0.03 habitat units, that the proposal will result in a loss of all units on the site, and the creation of green roof will then provide 0.05 habitat units and satisfy the 10% net gain on site.

Advised that the Biodiversity Gain Condition will apply should this planning application receive permission. To discharge this condition additional information will need to be submitted which includes a Biodiversity Gain Plan, final landscape plan and final version of the BNG metric showing a 10% net gain.

Environmental Health - Recommended the following conditions:

- External Lighting
- Management of external areas
- A verification report for the noise that would be created by the proposals.

Highway Services - Recommended the submission of a Construction Management Plan and recommended informatives in relation to the impact on the highway.

Relevant policies

The **Places for Everyone Plan - Joint Development Plan Document**, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 - Core Growth Area
- Policy JP-Strat2 - City Centre
- Policy JP-S6 - Clean Air
- Policy JP-S7 - Resource Efficiency
- Policy JP-G9 - A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1 - Sustainable Places
- Policy JP-P2 - Heritage
- Policy JP-J2 - Employment Sites and Premises
- Policy JP-J3 - Office Development
- Policy JP-C1- An Integrated Network
- Policy JP-C8 - Transport Requirements of New Development

The **Manchester Core Strategy - Development Plan Document 2012-2027 ("the Core Strategy")** was adopted by the City Council on the 11th of July 2012:

- Policy SP1 - Spatial Principles
- Policy EC3 - The Regional Centre - Primary Economic Development Focus

- Policy CC8 - Change and Renewal
- Policy CC9 - Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 - Design principles and strategic character areas
- Policy EN3 - Heritage
- Policy EN9 - Green Infrastructure
- Policy EN15 - Biodiversity and Geological Conservation
- Policy EN16 - Air Quality
- Policy EN19 - Waste
- Policy DM1 - Development Management

Saved **Unitary Development Plan for Manchester (1995)** - The following saved UDP Policies are of relevance to this application:

- Saved policy DC19 - Listed Buildings
- Saved policy DC26 - Development and Noise

National Planning Policy Framework (NPPF) (2026)

- Chapter 14 – Achieving well-designed places
    - Policy DP3: Key principles for well-designed places
    - Policy DP4: The design process
- Chapter 19 – Conserving and enhancing the natural environment
    - Policy N2: Improving the natural environment
- Chapter 20 – Conserving and enhancing the historic environment
    - Policy HE4: Securing the conservation of heritage assets
    - Policy HE5: Assessing effects on heritage assets
    - Policy HE6: Proposals affecting designated heritage assets

Planning (Listed Buildings and Conservation Areas) Act 1990

Assessment

Principle of Development

The works would improve the offer of this office accommodation by increasing the amenity provision for occupiers, with 89 sqm of additional internal amenity space 89 sqm and 197 sqm of external amenity space created and will include a 10% uplift of onsite BNG.

The principle of enhancing and improving existing commercial buildings within the City Centre is supported by the Development Plan, particularly Core Strategy Policy CC8 and Places for Everyone Policy JP-J3, which encourage the refurbishment and enhancement of existing office accommodation to improve standards and competitiveness. The efficient use of existing built assets without increasing the building's footprint aligns with sustainable development principles set out in Core Strategy Policy SP1 and the NPPF.

The principle of development is therefore acceptable and accords with local and national planning policy objectives.

Layout, Scale and Appearance, including the impact on the affected Heritage Assets

The proposals would read as part of the existing building, the mass of which is similar in height of not as tall as many surrounding buildings in the First Street area.

The roof terrace has been designed in high-quality black anodised aluminium with folded detailing to complement the building's main terracotta-toned façade whilst maintaining its own distinct character. The darker finish ensures the terrace appears lightweight and recessive against the skyline, thereby preserving the visual prominence of the principal façade below.

The terrace incorporates a new curtain wall system with black aluminium mullions that provide visual consistency and emphasise vertical proportions. The lightweight pergola structure integrates sensitively with the existing building whilst minimising visual impact.

The design achieves a balanced, contemporary addition that is sympathetic to the existing building.

Due to its set-back position at roof level, the proposed terrace will not be visible from street level when viewed from the north elevation and will therefore have no material impact on the existing streetscape or visual character of the area.

Only a very limited portion of the glazed balustrade may be perceptible from certain oblique vantage points. This element has been specified as a lightweight, transparent component to minimise its visual presence.

As a result, the proposal preserves the established appearance of the north elevation whilst introducing a subtle and high-quality architectural addition that does not detract from the surrounding context.

The additional plant would be within the existing plant enclosure. Replacement of the struggling sedum roof with a new green roof would improve views from surrounding buildings. For these reasons the proposed works are considered to be acceptable and due to the distance and size of the proposal it would have a neutral impact on the setting of the listed viaduct.

The proposed works would therefore be consistent with and comply with Policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester, saved policy DC19 of the Unitary Development Plan for the City of Manchester, policies JP-P1, JP-Strat2 and JP-P2 of Greater Manchester's Places for Everyone Guidance in relation to the impact on visual amenity, and the NPPF policies DP3, DP4, HE4, HE5, HE6.

Residential and surrounding amenity

The premises shall not be open outside the following hours: 08:00 to 23:00 on Monday to Saturday and 09:00 to 19:00 on Sunday. Given the mixed used, primarily commercial nature of the surrounding area, these hours are considered to be acceptable, subject to the development complying with relevant noise breakout criteria.

There are two nearby residential units - Vita Student Living building and House of Social.

External lighting shall be installed and operated in accordance with 'Terrace External Lighting Strategy, Flatt, Version 2’ as to control glare and overspill onto nearby properties. This lighting strategy has been reviewed, and the findings have been accepted by MCC’s Environmental Health team.

An attached condition ensures that the development will operate in compliance with this lighting strategy and ensures that a verification report shall be submitted to the Local Planning Authority prior to the first use of the lighting scheme in order to validate that the work undertaken

throughout the development conforms to the recommendations and requirements in the approved light consultant's report.

The acoustic report ‘Spectrum Acoustic Consultants, CS177/24311/Rev 0’, submitted as a part of the application, has concluded MCC’s noise breakout criteria for both the noise breakout from the terrace and from external plant shall be met. This noise assessment has been reviewed, and the findings have been accepted by MCC’s Environmental Health team.

Attached conditions ensure that the development will operate in compliance with this noise assessment and ensures that verification reports shall be submitted to the Local Planning Authority prior to the operation of the rooftop plant and prior to the use of the terrace, in order to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustician’s report.

With the addition of the relevant conditions for verification reports for the lighting strategy and noise assessment, and for an updated operational management strategy to be submitted which will identify how the terrace will be managed and how noise complaints to the premises will be managed, it is considered that the proposed development is considered capable of complying with council requirements and is not expected to give rise to adverse impact at the nearest noise sensitive receptors through intended use. Therefore, in terms of impact upon residential and surrounding amenity, the proposals are considered to be in line with policy DM1 of the Core Strategy and UDP policy DC26.

Highways Impact

The proposed site is located adjacent to the unadopted highway, First Street.

The proposed alterations to the building are all within the red-line boundary of the site, and as such, will not impinge upon the adopted highway.

This city centre site is highly accessible by sustainable modes and is in close proximity to a range of public transport facilities including free bus, bus, tram and train.

Given that the development is car free it is anticipated that the proposals are unlikely to generate a significant increase in the level of vehicular trips therefore they do not raise any network capacity concerns.

With regard to pedestrian access, no pedestrian headroom or carriageway clearance issues arise in this regard.

A construction management plan has been requested by Highway Services in order to assess the impact of the construction project upon the public highway.

An informative has been added to the decision notice advising the applicant on how to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) and to discuss and agree any requirements for temporary pedestrian and traffic management.

Access

At the principal entrances, existing pass doors are located adjacent to the revolving doors, ensuring that step-free and easily operable alternatives are available for those who may not be able to use the revolving mechanism.

In addition, level access doors are provided at the majority of the building's perimeter entrances, allowing for seamless entry without the need for steps or ramps.

Stairs and a lift provide access to the rooftop areas from all floors.

Waste Management

There is no alteration to the building strategy. Accordingly, the existing Waste Management Plan for the building, as submitted with the original planning application, remains applicable. The provision and use of the roof terrace were included within the original development proposals and there is enough space within the existing waste store for the waste generated by the terrace.

Ecology/Biodiversity

The BNG Metric Report and BNG metric provided show that the site has a baseline habitat of 0.03 habitat units, that the proposal will result in a loss of all units on the site, and the creation of green roof will then provide 0.05 habitat units and satisfy the 10% net gain on site.

The Biodiversity Net Gain Assessment aligns with Places for Everyone Policy JP-G8 which requires development to follow the mitigation hierarchy and achieve a measurable net gain in biodiversity of no less than 10%. The assessment demonstrates compliance with Core Strategy Policy EN15 by identifying and implementing opportunities to create new biodiversity onsite. The proposal accords with the mandatory Biodiversity Net Gain requirements set out in Schedule 7A of the Town and Country Planning Act 1990 and the NPPF.

GMEU have advised that the Biodiversity Gain Condition should apply in this case.

An informative has been added to clarify to the applicant to process by which this condition can be discharged.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred

by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Conclusion

Given the above, the proposal is considered to be consistent with the relevant policies set out above and is therefore approved with conditions attached.

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Recommendation: **Approve**

Conditions attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 21 May 2026:

   - Planning Statement (prepared by JLL)
   - Noise Impact Assessment (prepared by Spectrum)
   - BNG Design-Stage Report (prepared by Urban Green)
   - Lighting Strategy (prepared by Flatt Consulting)

   The following drawings and documents, received by Manchester City Council as the Local Planning Authority on 25 June 2026:

   - Location Plan (ref: 7124-JMA-01-ZZ-DR-A-PL0001-S4-P03)
   - Proposed Site Plan (ref: 7124-JMA-01-ZZ-DR-A-PL0003-S4-P03)
   - Proposed Seventh Floor (ref: 7124-JMA-01-07-DR-A-PL0001-S4-P02)
   - Proposed Roof Terrace Plan (ref: 7124-JMA-01-07-DR-A-PL0002-S3 P02)
   - Proposed Roof Terrace Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0003 S4-P02)
   - Proposed North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
   - Proposed North Elevation-North Context (ref: 7124-JMA-01-ZE-DR-A PL0002-S4-P03)
   - Proposed East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0004-S4-P03)
   - Proposed South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0006-S4 P03)
   - Proposed West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
   - Proposed West Elevation-Site Context (ref: 7124-JMA-01-ZE-DR-A PL0008-S4-P03)
   - Proposed Section AA (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
   - Proposed Section BB (ref: 7124-JMA-01-ZZ-DR-A-PL5004-S4-P03)
   - Proposed Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5006-S4-P03)
   - Roof Terrace Bay Study (ref: 26012-JMA-07-DR-A-PL200 P01)
   - Design and Access Statement (prepared by JMArchitects)
   - BNG Assessment/Metric (prepared by Urban Green)

   The following drawings and documents, received by Manchester City Council as the Local Planning Authority on 13 July 2026:

   - Proposed Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0002 P02)

   The following drawings and documents, received by Manchester City Council as the Local Planning Authority on 19 August 2026:

   - Materials Schedule Roof Terrace (ref: 7124-JMA-01-XX-SH-A-0012 P02)

   Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) a) The external lighting installed shall be carried out in accordance with 'Terrace External Lighting Strategy, Flatt, Version 2', dated 22 April 2026, received by Manchester City Council as the Local Planning Authority on 21 May 2026, so as to control glare and overspill onto nearby properties.

b) Prior to the first use of the lighting scheme, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

c) In the event of any non-conformity with the approved lighting scheme, then any further measures that are required to achieve the required lighting criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to the first use of the lighting scheme.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby occupiers, pursuant to policies SP1 and DM1 of the Core Strategy.

4) The external terrace shall not be open outside the following hours:

- 08:00 to 23:00 – Monday to Saturday
- 09:00 to 19:00 – Sunday

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

5) Prior to the operation of the terrace, an Operational Management Plan that fully outlines how the site will be managed shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include the following:

- final numbers of how many people can access the terrace at one time and how this will be monitored and controlled
- how noise levels will be monitored to ensure that they comply with approved noise levels
- how noise from the sound system will be controlled
- how noise complaints to the building owner will be dealt with and how these will be monitored
- how freestanding furniture will be secured in adverse weather conditions
- The development shall then operate in accordance with the approved operational management plan for its lifetime.

Reason - To ensure an acceptable development in the interests of residential amenity pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) a) The operation of the rooftop plant hereby approved shall be carried out in accordance with the approved acoustic report ‘Spectrum Acoustic Consultants, CS177/24311/Rev 0’, dated 21 April 2026, received by Manchester City Council as the Local Planning Authority on 21 May 2026.

b) Prior to the first operation of the rooftop plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the rooftop plant achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the rooftop plant hereby approved can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7) a) The rooftop terrace hereby approved shall be acoustically insulated and treated to limit the breakout of noise in accordance with the approved acoustic report ‘Spectrum Acoustic Consultants CS177/24311/Rev 0’, dated 21 April 2026, received by Manchester City Council as the Local Planning Authority on 21 May 2026, and the measures shall remain in-situ for the duration of the development.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to for approval by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impact assessment.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

8) Prior to the commencement of the development, details/samples of the materials to be used in the construction of the external surfaces of the development, including the full and final details of the fixing details, have been submitted to and been approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

9) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- A community consultation plan;
- Sheeting of construction vehicles;
- The duration/phasing of construction works and associated vehicle trips;
- Confirmation of display of an emergency contact number;
- Contact details of the site manager/responsible person to discuss issues/amendments that arise;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;
- A dimensioned plan to be provided for any proposed scaffolding and site hoarding to understand impact to highway/footway.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy

Informatives

1) The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

   A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

   The following content of a Biodiversity Gain Plan is required for development:

   - information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
   - the pre-development biodiversity value of the onsite habitat;
   - the post-development biodiversity value of the onsite habitat;
   - any registered off-site biodiversity gain allocated to the development and the biodiversity; and
   - any biodiversity credits purchased for the development.

   In addition, the following is required:

   - name and address of the person completing the Plan, and (if different) the person submitting the Plan;
   - a description of the development and planning permission reference number (to which the plan relates);
   - the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
   - the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
   - a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
   - (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
   - pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
   - a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
   - if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

2) Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

3) The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.