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 3 (Hedgehogs and other wildlife), 4 (Sports England 1), and the 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 145498/FO/2026.

Location:

Abraham Moss Community School Crescent Road Manchester M8 5UF

Application reference:

OTH-2026-000901

Applicant:

Mr Nick David The Dean Trust

Date of application:

03 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 3 (Hedgehogs and other wildlife)

The following information has been submitted in respect of planning condition 3 (Hedgehogs and other wildlife):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 3 July 2026.

-Small Mammals, Hedgehogs and Reptiles Precautionary Method Statement- EPS , dated 10/06/2026 V1, received by the City Council as Local Planning Authority on 3 July 2026.

The above details are considered to be acceptable to discharge condition 3 attached to planning permission referenced 145498/FO/2026 on the basis the development is fully implemented in accordance with the approved details.

Condition 4 (Sports England 1)

The following information has been submitted in respect of planning condition 4 (Sports England 1):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 3 July 2026.

-Statement- Condition 4- Scheme for Providing Continuity of Use, received by the City Council as Local Planning Authority on 3 July 2026.

-Client Communications- Email to existing clients and email to partner clubs, received by the City Council as Local Planning Authority on 3 July 2026.

-Email Correspondence from Agent, received by the City Council as Local Planning Authority on 18 August 2026.

-Email Correspondence from Agent, received by the City Council as Local Planning Authority on 7 September 2026.

-DT Abraham Moss- 3G Pitch- User Relocation Matrix, received by the City Council as Local Planning Authority on 7 September 2026.

The above details are considered to be acceptable to discharge condition 4 attached to planning permission referenced 145498/FO/2026 on the basis the development is fully implemented in accordance with the approved details.

The 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)

The following information has been submitted in respect of The 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):

-Application for Approval of Details Reserved by Condition, received by the City Council as Local Planning Authority on 3 July 2026.

-Correspondence- Allocation Notice- Wild Marbury, received by the City Council as Local Planning Authority on 3 July 2026.

-Biodiversity Metric Calculation Tool- REV1, received by the City Council as Local Planning Authority on 24 August 2026.

-Biodiversity Gain Plan, received by the City Council as Local Planning Authority on 24 August 2026.

-Appendix J- BNG Assessment, received by the City Council as Local Planning Authority on 24 August 2026.

The above details are considered to be acceptable to discharge The 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 referenced 145498/FO/2026 on the basis the development is fully implemented in accordance with the approved details.

Date: 14 September 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.