

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Erection of Place of Worship (Use Class F.1) following demolition of building, with associated landscaping, parking, and alterations to existing access.

Location:

114 Chain Road Manchester M9 6GN

Application reference:

141622/FO/2024

Applicant:

World Mission Agency Winners Chapel International

Date of application:

17 December 2024

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. The original submission raised initial concerns about design , parking, traffic movements and highway matters. These matters have been satisfactorily resolved and the appropriate conditions have been attached.

Condition(s) 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:

Proposed Building plan ref:23040-MOJO-01-00-DR-A-PL0002 rev.P01

Proposed roof plan ref: 23040-MOJO-01-02-DR-A-PL1002 rev.P01

Existing and proposed sections ref: 23040-MOJO-01-ZZ-DR-A-PL1012 rev.P01

Proposed elevations plan ref: 23040-MOJO-01-ZZ-DR-A-PL1011 rev.P02

Proposed sections plan ref: 23040-MOJO-01-ZZ-DR-A-PL5001 rev.P01

Landscape design workbook dated June 2024 ref: 425-LST-XX-XX-RP-L-0001-P05

Landscaping general arrangement plan ref: 425-LST-XX-XX-DR-L00101 rev.P04

Softworks arrangement plan ref: 425-LST-XX-XX-DR-L00301 rev.P03

Hardworks arrangement plan ref: 425-LST-XX-XX-DR-L00401 rev.P03

Furniture arrangement plan ref: 425-LST-XX-XX-DR-L00501 rev.P03

Habitat Features plan ref: 16680/P01b dated November 2024

CCTV Survey Review and Remedial Requirements ref: 24360-ROS-XX-XX-T-C-00002

Planning Statement dated November 2024

Statement of community involvement

Air Quality Assessment ref: 103173V2 dated 24th October 2024

Arboricultural Impact Assessment ref: 16680_R02_WS_LB dated 21st November 2024

Archaeological Desk- Based Assessment ref: PN4299/DBA/1 dated November 2024

Bat Emergence and Re-Entry Surveys dated 5th June 2024

Broadband Connectivity Assessment dated October 2024 rev.P01

Construction Environmental Management Plan ref: 23040-MOJO-XX-XX-A-RP-PL0002 rev.P01 dated 1st November 2024

Crime Impact Statement Version A: 16/09/2024 Ref: 2018/1009/CIS/01

Daylight & Sunlight report ref: 21964 dated 12th November 2024

BRUKL Output Document – Compliance with England Building Regulations Part L 2021 dated October 2024

BRUKL Output Document – Compliance with England Building Regulations Part L 2010 dated October 2024

Ecological Impact Assessment with Biodiversity Metric ref: 166680_R03d_LCD rev.
D dated 25th November 2024

Energy Statement dated October 2024

Environmental Standards Statement (including BREEAM Pre Assessment)
November 2024 rev.01

External Lighting Assessment dated October 2024 rev.P02 (12.11.2024)

Fire Strategy report ref; JM2669/R2 Issue 1 dated 07.10.2024

Local Labour Agreement

Noise Assessment report ref: 103173 dated 13.11.2024

Preliminary GeoEnvironmental Appraisal Report ref: 7305/1A dated September
2024

Preliminary Ecological Appraisal and Preliminary Roost Assessment Version 2.1
dated 22.05.2024.

Sustainability Statement October 2024

Transport Assessment dated November 2024 (Revision 1)

Travel Plan dated November 2024 (Revision 1)

Waste Proforma

Whole Life-Cycle Carbon Assessment dated 5th November 2024

Received 28th November 2024

Statutory Biodiversity Metric Calculation Tool Version 3 received 17th December
2024

Proposed arrival and Departure data

Existing Mode Split Arrival-Departure

Received 21st February 2025

Response to Highway Services comments dated 28th March 2025

Correspondence from planning agent dated 28th April 2025 in regard to loss of the existing building and heritage matters.

Drainage Statement – Response to United Utilities ref: 24360-ROS-ZZ-XX-RE-C-00150 rev.P01 received 3rd April 2025

Road Safety Audit Brief dated 27th March 2025 received 4th April 2025.

Flood Risk Assessment and Drainage Strategy ref: 24360-ROS-00-00-RE-D-090001 revision 4 dated May 2025

Proposed drainage layout plan ref: 24360-ROS-00-00-DR-C-09000 rev.P05

Received 15th May 2025

Correspondence from planning agent dated 15th May 2025 relating to highway matters.

Existing site network 2yr storm events dated 03.05.2025 received 15th May 2025

Proposed Access Layout plan ref: 24015.GA.01 rev.C (notwithstanding any annotated works to the existing hedge adjacent to the existing route to Chain Road)

Church bus travel schedule

Vehicle tracking of coach and bus drop off with passing cars plan ref: 4015.ALT.03A

Received 24th July 2025

Traffic Management Strategy dated January 2026 Revision 5 received 7th January 2026

Design Update Sketches rev.C dated 06.03.2026 received 9th March 2026

Design and Access Statement rev.B dated 24th April 2026

Proposed GA – Level 00 ref: 23040-MOJO-01-00-DR-A-PL1002 rev.P02

Proposed GA – Level 01 ref: 23040-MOJO-01-01-DR-A-PL1002 rev.P02

Received 27th April 2026

Correspondence from planning agent dated 26th September 2025 confirming maximum 1,100 congregation.

Proposed site plan ref: 23040-MOJO-01-ZZ-DR-A-PL0003 rev.P03 received 26th August 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 3) Prior to the commencement of the development, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;
- The duration/phasing of construction works and associated vehicle trips;
 - Routing of construction traffic within the site and on highway - this should be evidenced by appropriate swept-path assessment;
 - Site logistic plan including location of welfare facilities, waste storage, and loading/unloading areas ;
 - Detail the quantification/classification of vehicular activity associated with the construction including commentary on types and frequency of vehicular demands together with evidence (appropriate swept-path assessment);
 - The identification of the vehicular access points into the site for all construction traffic, staff vehicles and Heavy Goods Vehicles;
 - Details of the location and arrangements for contractor parking;
 - A robust Traffic Management measures for vehicles, pedestrians and cyclists;

- Specify the working hours for the site;

- Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality:

- Identify measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;

- The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and-

Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and for highway safety reasons and protection of wildlife pursuant to policies SP1, EN15, EN19, DM1 of the Manchester Core Strategy (2012).

- 4) Notwithstanding the materials referenced in documentation in condition no.2, prior to the commencement of above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 5) a)The development shall be implemented accordance with Energy Statement dated October 2024.

b) Within 3 months of the completion of the construction of the authorised development, a post construction review certificate/statement shall be submitted for approval for the development.

c) Any non-conformity from the approved scheme shall be clearly set out along with

measures required to ensure compliance with the agreed details.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework, and policies JP-S1, JP-P1 and JP-S2 of the Places for Everyone Joint Development Plan.

- 6) Prior to above ground works, full detailed designs (including specifications) of all on-site and off-site highways works (including Traffic Regulation Orders, dropped kerbs and tactile paving, footway reinstatement, and resurfacing and detailed design of the widening works to the Chain Road access), shall be submitted to and approved in writing by the City Council as local planning authority. The highway works shall be implemented in accordance with the approved details and approved delivery sequence, and all the agreed works shall be completed prior to the first dwelling unit in that phase being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

- 7) a) Prior to above ground works, finalised details of the surfacing of the parking spaces shown on Hardworks arrangement plan ref: 425-LST-XX-XX-DR-L00401 rev.P03, shall be submitted to and approved in writing by the City Council as local planning authority. The car parking for the development shall be surfaced in accordance with the approved details, demarcated and made available for use before the development hereby approved by this permission is occupied or brought into use.

b) The car parking spaces shall then be available at all times whilst the building is occupied and shall not be used for any other purpose than the parking of vehicles associated with the use of the building.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 8) a) The development shall be implemented in accordance with the Traffic Management Strategy dated January 2026 Revision 5 received 7th January 2026, and the measures within the Traffic Management Strategy dated January 2026 Revision 5 shall be monitoring and reviewed when the building is brought into use.

b) The results of the monitoring and review processes shall be submitted in writing to the local planning authority within a timescale to be agreed and any measures that are identified that can improve the effectiveness of the management of car parking, associated with the use in the vicinity of the site, shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance and to enable the use and activity to be monitored and to assess the impact on the general amenity of the area with particular regard to traffic generation, pursuant to policies DM1, SP1 and T2 of the Manchester Core Strategy (2012).

- 9) Prior to above ground works, with the exception of demolition and site clearance, a Delivery and Servicing Management Strategy shall be submitted to and agreed in writing by the City Council as local planning authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:

- Designated delivery drop-off points
- Delivery and servicing hours for the site
- Provision of clear signage in common areas to guide delivery drivers to the drop-off point;
- Inform all staff / volunteers on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;
- Establish specific delivery hours for residents of the development where possible;
- Periodically review how the drop-off process is working and encourage staff / volunteers feedback;
- Set up a secure delivery holding area within the development; and
- Monitor Security Concerns.

The development shall operate in accordance with the agreed strategy.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Manchester Core Strategy (2012)

- 10) a) The development shall be implemented in accordance with the Travel Plan dated November 2024 (Revision 1)

b) Within six months of the first use of the development, a revised travel plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any travel plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

- 11) Finalised detailed designs of the secure cycle shelters in the locations shown on Proposed site plan ref: 23040-MOJO-01-ZZ-DR-A-PL0003 rev.P03 received 26th August 2026, shall be submitted to and approved in writing by the City Council as local planning authority. The cycle storage arrangements shall be implemented for the development in accordance with the approved details, and all the agreed works shall be completed prior to the proposed development being brought into use and be retained thereafter.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

- 12) a) Prior to above ground works locations and finalised specifications of the electric charging points in the documentation referenced in condition no.2, shall be submitted to and approved in writing by the City Council as local planning authority, prior to the first occupation of the Place of Worship hereby approved.

b) Prior to occupation of the Place of Worship any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

- 13) a) Prior to occupation of the building hereby approved, details of a Event Management Strategy (including the presence of marshals during large events (including prayer) both on and off-site; appropriate signage; segregated areas for use by taxis and minibuses shall be submitted to and approved in writing by the City Council as local planning authority. The Event Management Strategy shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remains effective when the building is brought into use. The Event Management Strategy shall then be implemented within one month of approval,

b) The results of the monitoring and review processes shall be submitted in writing to the local planning authority within a timescale to be agreed and any measures that are identified that can improve the effectiveness of the management of car parking, associated with the use in the vicinity of the site, shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance and to enable the use and activity to be monitored and to assess the impact on the general amenity of the area with particular regard to traffic generation, pursuant to policies DM1, SP1 and T2 of the Manchester Core Strategy (2012).

- 14) Prior to occupation of the building hereby approved, details of a servicing management plan, shall be submitted to and approved in writing by the City Council as local planning authority. The servicing management plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation remains effective. The servicing management plan shall then be implemented within one month of approval.

b)The results of the monitoring and review processes shall be submitted in writing to the local planning authority within a timescale to be agreed and any measures that are identified that can improve the effectiveness of the management of servicing , associated with the use in the vicinity of the site, shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance and to enable the use and activity to be monitored and to assess the impact on the general amenity of the area with particular regard to traffic generation, pursuant to policies DM1, SP1 and T2 of the Manchester Core Strategy (2012).

- 15) a) The development hereby approved shall be completed in accordance with the physical security specifications outlined within Sections 3.3 & 4 of the submitted Crime Impact Statement Version A: 16/09/2024 Ref: 2018/1009/CIS/01

(in relation to the measures to be incorporated into the development to achieve the secure by design accreditation.

b) The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

- 16) Notwithstanding the Drainage Strategy, prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies within the NPPF and NPPG, and policies EN08 and EN14 in the Manchester Core Strategy (2012).

- 17) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme relating to the development have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings;

- o As built construction drawings if different from design construction drawings;

- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

- 18) a) The development shall be implemented in accordance with the Phase 1 Desk Study Report February 2024 received by the City Council as local planning authority on 20th May 2024.

b) Before the development hereby approved commences a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) shall be submitted to and approved in writing by the City Council as local planning authority. The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

- 19) a) The hours of operation for the place of worship and associated classroom accommodation hereby approved are restricted to 08:00 to 20:00 on Mondays to Saturdays and from 08:00 to 15:00 on Sundays/Bank Holidays (with the exception of the Monday – Saturday prayer group daily meeting between 06:00-07:00).

b) There shall be a minimum gap of 50 minutes between each of the timetabled services on Sundays, as set out in the Traffic Management Strategy revision 5 dated January 2026, and that timescale shall be retained between services.

c) For the first 6 months of operation of the church, an on-going monitoring and review mechanism shall take place. The results of the monitoring and review processes shall be submitted in writing to the local planning authority within 1 month of the 6 months period referenced above, and any measures that are identified that can improve the effectiveness of the management of traffic management associated with the timetabled services on Sundays shall be agreed in writing by the Local Planning Authority and adopted and implemented thereafter.

The development shall only be carried out in accordance with the approved hours of opening.

Reason - To safeguard the amenities of the occupiers of nearby accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester (2012).

- 20) The outdoor seating area to serve the café facility shall be restricted to 08:00 to 20:00 on Mondays to Saturdays and from 10:00 to 15:00 on Sundays/Bank Holidays.

The development shall only be carried out in accordance with the approved hours of opening.

Reason - To safeguard the amenities of the occupiers of nearby accommodation when the development is complete, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for Manchester (2012).

- 21) Deliveries, servicing and collections, including waste collections to the hereby approved development shall not take place outside the following hours: Mondays to Saturdays; 07:30 to 20:00 No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policy DM1 of the Manchester Core Strategy (2012).

- 22) a) The premises shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as

local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority. Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to occupation of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic 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 agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 23) a) The development shall be implemented in accordance with the measures in the Noise Assessment report ref. 103173, Dated: 13/11/2024 in relation to externally mounted ancillary equipment. The approved scheme shall be completed before the development is occupied or brought into use.

b) Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the noise criteria has been met. Any instances of non conformity with the recommendations in the report relating to that Phase of development, shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 24) There shall be no external transmission of music or operation and / or use of loudspeakers, bells, tannoys, public address systems or any other form of amplified external sound equipment in association with the authorised Class F1 use, including the operation of such equipment as part of religious observance.

Reason - In the interests of the amenity of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester and guidance contained within the National Planning Policy Framework.

- 25) The development shall be implemented in accordance with the details in the Waste Management Proforma, Waste and Recycling proposals contained within the DAS received 27/4/2026, and the bin store location on Proposed GA – Level 00 ref: 23040-MOJO-01-00-DR-A-PL1002 rev.P02, prior to the occupation of the place of worship hereby approved and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

- 26) Prior to the commencement of any earthworks, a survey of the site and within 30m of the earthworks for badger setts shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 27) Prior to the commencement of any earthworks or vegetation clearance a precautionary working measures method statement for mammals and amphibians shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 28) The demolition of Building B1 is likely to cause harm to common pipistrelle bats as identified in the Bat Emergence and Re-entry surveys dated 5th June 2024 , and shall not in any circumstances commence unless the local planning authority has been provided with either:

a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or

b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license.

Reason - To safeguard a protected species in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

- 29) The removal of tree references T87, T108 & T123 shall not take place, until a precautionary working measures method statement has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

Reason - To safeguard a protected species in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012), as the removal of tree references T87, T108 & T123 has the potential to cause harm to bats, as identified in the Ecological Impact Assessment Tyler Grange ref. 16680_R03d_LCD

- 30) Prior to above ground works (and notwithstanding lighting details referenced in condition no.2) development an external lighting design strategy, including lighting on the buildings, within the building's curtilage, and lighting units within the public realm works, shall be submitted to, and approved in writing by, the City Council as local planning authority, which shall:- identify areas/features on site that are potentially sensitive to lighting for bats;- show how and where external lighting will be installed and through appropriate lighting contour plans (isolux) demonstrate clearly that any impacts on bats is negligible;- specify frequency and duration of use.

All external lighting shall be installed in accordance with agreed specifications and locations set out in the strategy.

Reason - To ensure adequate lighting within the development and to ensure full accessibility within the public realm works, and would not adversely impact on protected species pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

- 31) No site clearance works in any phase, including works to trees or shrubs, shall commence between 1 March and 31 August in any year unless a detailed bird nest

survey by a suitably experienced ecologist has been carried out for that phase immediately prior to clearance within that phase and written confirmation that no bird nests are present in that phase has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012).

- 32) Prior to the commencement of development (including ground works and vegetation clearance), an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of invasive plant species on site. The measures shall be carried out strictly in accordance with the approved scheme.

Reason - To prevent the spread of invasive species in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

- 33) a) Prior to above ground works, details of location and design of the ecological enhancement measures referenced in the Preliminary Ecological Appraisal ref: Preliminary Ecological Appraisal and Preliminary Roost Assessment Version 2.1 dated 22.05.2024 (bird and bat boxes/bricks), together with arrangements for hedgehog gaps within the proposed boundary treatment) shall be submitted to and approved in writing by the City Council as local planning authority.

b) The development shall be implemented in accordance with the approved scheme prior to the occupation of the place of worship , and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

- 34) In this condition ""retained tree"" means an existing trees which are shown on the Tree retention and removal plan with the Arboricultural Impact Assessment specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

- 35) a) Notwithstanding Plan references Landscaping General Arrangement plan ref: 425-LST-XX-XX-DR-L00101 rev.P04; Softworks Arrangement plan ref: 425-LST-XX-XX-DR-L00301 rev.P03; Hardworks Arrangement plan ref: 425-LST-XX-XX-DR-L00401 rev.P03, a finalised landscaping scheme (including tree planting) shall be submitted and approved by the local planning authority.

The approved scheme shall be implemented not later than 12 months from the date the building is first occupied.

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

- 36) Prior to any works on the proposed development commencing (excluding demolition), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.

B) Descriptions of the management operations necessary to achieving aims and objectives.

C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.

D) Details of monitoring needed to measure the effectiveness of management.

E) Details of the persons responsible for the implementation and monitoring.

F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.

G) Reporting on years 1, 2, 5, 10, 20 and 30'.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Policy EN15 of the Manchester Core Strategy, Policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

- 37) Prior to the installation of the boundary treatment shown Furniture arrangement plan ref: 425-LST-XX-XX-DR-L00501 rev. P03 finalised design details of the acoustic and mesh fencing, shall be submitted to and approved in writing by the City Council and local planning authority.

The approved scheme shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - In the interests of residential amenity and to reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 38) The development hereby approved shall only be used as a place of worship with associated educational and ancillary facilities (Class F1) and for no other purposes.

Reason - In the interests of residential amenity, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 39) a) Prior to the commencement of the development, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives.

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

- 40) No groundworks shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Project Design (PD) submitted to and approved in writing by the Local Planning Authority. The Project Design shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:

- a) archaeological monitoring and recording during removal of foundation slabs to allow for observation of earlier structures.
- b) informed by the above, targeted archaeological evaluation (trenching and/or strip-map-record) to inform extent and survival of earlier structures.
- c) informed by the above, more detailed targeted excavation (subject of a new PD).

2. A programme for post investigation assessment to include: - analysis of the site investigations records and finds - production of a final report(s) on the investigation results.
3. Deposition of the final report(s) with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

Reason - In accordance with NPPF Section 16, Paragraph 218 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible , pursuant to Places for Everyone policy JP-P2 Heritage, and saved UDP Policy DC20.

- 41) a) The maximum number of attendees present at any one time within the place of worship hereby approved shall be 1100.
- b) A monitoring report shall be submitted to the City Council as local planning authority every 6 months to show how the numbers of attendees at all services/events are monitored and to demonstrate compliance with the maximum number of attendees at any one time being 1,100.

Reason - In accordance with the provisions contained within Planning Policy Guidance and to enable the use and activity to be monitored and to assess the impact on the general and residential amenity of the area with particular regard to traffic generation, and disturbance, pursuant to policies DM1, SP1 and T2 of the Manchester Core Strategy (2012).

- 42) The windows to the northern elevation shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent to a height of 1.7m above internal floor level and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

43)

Notwithstanding the details submitted, prior to commencement of above ground construction works, details of the depth of window reveals across the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 44) The 5 events per year which are expected to generate a maximum number of 1,100 attendees (as referenced in the Traffic Management Strategy revision 5 dated January 2026) shall take place only on Sundays. Only 5 events generating a maximum number of 1,100 attendees shall take place in a calendar year.

Reason - In accordance with the provisions contained within Planning Policy Guidance and to enable the use and activity to be monitored and to assess the impact on the general amenity of the area with particular regard to traffic generation, pursuant to policies DM1, SP1 and T2 of the Manchester Core Strategy (2012).

- 45) No demolition hereby permitted shall take place unless and until a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied and signed off by the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework. Except where: (b) Permitted demolition is urgently necessary in the interests of safety or health and evidence that demolition is the only measure that will remove those risks has been provided to and agreed in writing by the local planning authority prior to any approved demolition taking place;

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City

of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Nesting birds

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

BNG statutory condition

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 (as amended), which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Licensing, hoarding / scaffolding and any associated temporary traffic management arrangements

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email highwaylicences@manchester.gov.uk

Section 278 - off site highway work matters

An application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

Cadent Gas

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions

Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Mining

Please see information relating to mining in Appendix A.

Date: 15 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 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 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 If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.
4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026