MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of Conditions 2 (Specified plans), 3 (Phasing plan), 5a (Local labour), 6 (Drainage), 7a (Ground Conditions), 8 (Construction Management Plan), 9 (Materials), 10 (Window Reveals), 11 (Boundary Treatment), 14 (Landscaping) and 17 (Waste) attached to planning permission 131045/FO/2021 which allowed for the erection of a three storey building to for 24 apartments (Use Class C3a) together with erection of 50, two storey dwellinghouses (Use Class C3a) with associated external works, car parking, landscaping and other associated works. The variation relates to an amendment to the approved layout and house types of the Housing Phase and the discharge pre-commencement conditions in relation to the Housing Phase.

Location:

Former Whitehouse Club Middleton Road Manchester M8 4JZ

Application reference:

PLA-2026-000615

Applicant:

Wain Homes (North West) Limited

Date of application:

08 June 2026

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.

Condition(s) attached to this decision

1) The development must be begun not later than 7 March 2027

   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:

Drawings referenced 160 and 165 received by the City Council, as Local Planning Authority, on the 12 July 2021.

Drawings referenced WH-001-NW-A-400-P1 (Location Plan), WH-001-NW-A-100-P1 (House Type Pack), WH-001-NW-MR-200 (Coppice Plans), WH-001-NW-MR-201 (Elevations), WH-001-NW-MR-202 (Elevations), WH-001-NW-MR-203 (Meadowvale Plans and Elevations – semis/mews), WH-001-NW-MR-204 (Meadowvale Plans and Elevations - detached), WH-001-NW-MR-205 (Elevations), WH-001-NW-MR-206 (Elevations), WH-001-NW-MR-207 (Elevations), WH-001-NW-MR-208 (Oakrise Plans), WH-001-NW-MR-209 (Elevations) and SD/WALL/09 (Brick Jam Detail) received by the City Council as Local Planning Authority on 7 July 2026.

Drawings referenced WH-001-NW-A-420/P4 (Phasing Plan), WH-001-NW-A-401/P9 (Site Layout Plan), WH-001-NW-A-402/P4 (Boundary Treatment Plan), WH-001-NW-A-404/P4 (Materials and Hard Surface Plan), WH-001-NW-A-409/P4 (Refuse Layout Plan), 7900.01/B (Landscape Proposals), BT 1000 (1.8m Screen Fence), BT1001 (Timber Gate), BT1005 (450mm Knee Rail), BT1009 (1.8m Screen Fencing with 300mm Timber Trellis), BT1205 (1.2m High Flat Top Railing), BT1026 (1.2m Low Boundary Wall and Flat Top Railings), 8755-PL04 (Proposed Highway and Drainage Long Sections) and 8755-PL07 (Vehicle Tracking), received by the City Council as Local Planning Authority on 7 September 2026.

Drawings referenced 8755/PL03/B (Highway Setting Out Phase 1 and 2), 8755/06/B (Proposed Construction Details), 8755/PL01/C (Engineering Layout), 8755/PL05/A (External Works Phase 1 and 2), 8755/PL02/B (Highways Layout Phases 1 and 2) and 8755/PL06/B (S38 Agreement Plan Phases 1 and 2), received by the City Council as Local Planning Authority on 15 September 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.

3) The development hereby approved shall be carried out in accordance with the phasing plan referenced WH-001-NW-A-420-P4, received by the City Council as Local Planning Authority on 7 September 2026.

Reason - This is a phased development pursuant to policy DM1 of the Manchester Core Strategy.

4) No vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the clearance including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the clearance works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

5) a) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the details contained within the submitted Local Labour Statement, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, the development hereby approved shall only be implemented in accordance with he submitted Local Labour Statement prepared by Wain Homes, received by the City Council as Local Planning Authority on 31 July 2026.

(b) Within one month prior to construction work a phase of 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.

6) The development hereby approved shall only be implemented in accordance with the surface water drainage scheme shown on drawing reference 7424/SK08/B, received by the City Council as Local Planning Authority on 8 March 2024, and the e-mail from the United Utilities Sewer Adoption Team to Branley Homes dated 7 December 2023, as approved under condition discharge application referenced CDN/24/0175.

Drawings referenced 8755/PL01/B (Engineering Layout), 8755/PL04 (Proposed Highway and Drainage Longsections), received by the City Council as Local Planning Authority on 7 September 2026.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy.

7) a) The development hereby approved shall only be implemented in accordance with the details contained within the following, as agreed as part of condition discharge application referenced CDN/24/0175.

-Landscaping Validation Report produced by LK Consult (March 2024) received by the City Council as Local Planning Authority on 25 March 2024;

-Visqueen Gas Barrier received by the City Council as Local Planning Authority on 10 April 2024;

-Drawing referenced 4050/450/E received by the City Council as Local Planning Authority on 8 March 2024;

-Phase II Remediation Report (Ref: CCG-C-20-11980) produced by CCG, received by the City Council as Local Planning Authority on 8 March 2024;

Drawing referenced 8235-LRH-CS2-PC-AF-G-01/A (CS2 Mitigation), received by the City Council as Local Planning Authority on 17 July 2026.

b) When a phase of the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy, and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the first occupation of a building of the development.

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 is occupied, then development in that part of the site shall cease and/or the building in that part of 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 DM1 and EN18 of the Manchester Core Strategy.

8) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the submitted Construction Management Plan and Construction Method Statement, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, the development hereby approved shall only be implemented in accordance with Construction and Environmental Management Plan (version 2), received by the City Council as Local Planning Authority on 20 August 2026.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

9) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the external materials detailed in the submitted material schedule, received by the City Council as Local Planning Authority on 19 April 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, the development hereby approved shall only be implemented in accordance with the external materials detailed on drawing referenced WH-001-NW-A-404-P (Materials and Hard Surfaces Plan), received by the City Council as Local Planning Authority on 7 September 2026.

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.

10) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the boundary treatment shown on drawings referenced 274-03L and 274-04B, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, the development hereby approved shall only be implemented in accordance with the boundary treatment shown on drawings referenced WH-001-NW-A-402/P4 (Boundary Treatment Plan), BT 1000 (1.8m Screen Fence), BT1001 (Timber Gate), BT1005 (450mm Knee Rail), BT1009 (1.8m Screen Fencing with 300mm Timber Trellis), BT1205 (1.2m High Flat Top Railing) and BT1026 (1.2m Low Boundary Wall and Flat Top Railings), received by the City Council as Local Planning Authority on 7 September 2026.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

11) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement received by the City Council, as Local Planning Authority, on the 12 July 2021.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of first occupation of a building with a phase of the development hereby approved.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework

12) Prior to the first occupation of each building within a phase of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

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

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

- 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.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

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 SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

13) a) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with landscaping scheme shown on drawings referenced 274-03L and 274-04B, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, the development hereby approved shall only be implemented in accordance with landscaping scheme shown on drawings referenced WH-001-NW-A-404-P~~4~~4 (materials and hard surfaces plan) and 7900.01/B (landscape proposals), received by the City Council as Local Planning Authority on 7 September 2026.

(b) The approved schemes shall be implemented prior to the first occupation of each building with a phase of the development. 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.

14)) (a) Notwithstanding the Acoustic Planning Report received by the City Council, as Local Planning Authority on 12 July 2021, prior to the first occupation of the Housing Phase hereby approved, a scheme for acoustically insulating the proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation each building of the development.

For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the acoustic detail contained within the submitted Summary Acoustic and Planning Report prepared by Azymuth Acoustics UK (Ref: Z54352.3), received by the City Council a Local Planning Authority on 18 October 2024, as agreed as part of condition discharge application referenced CDN/24/0985

(b) Prior to the first occupation of each building within a phase of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria have been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall not be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed in writing with the City Council, as Local Planning Authority, and thereafter be retained and maintained in situ.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 andDM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

15) As confirmed within submitted application form received by the City Council as Local Planning Authority on 8 March 2024, agreed as part of condition discharge application referenced CDN/24/0175 and notwithstanding the air source heat pumps (ASHPs) shown on drawing referenced WH-001-NW-A-401/P9 (Site Layout Plan),

received by the City Council as Local Planning Authority on 7 September 2026, no other external plant equipment shall be installed to the dwellinghouses hereby approved.

Reason - To minimise the impact of plant on the occupants of the development, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

16) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the waste management arrangements shown on drawings referenced 274-03L and 274-04B, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175. The approved details shall be implemented as part of the phase of the development and thereafter retained and maintained in situ.

For the Housing Phase, the development shall only be implemented in accordance with the waste management strategy shown on drawing referenced WH-001-NW-A-409/P4, received by the City Council as Local Planning Authority on 7 September 2026.

Reason - In the interest of ensuring appropriate waste management arrangements at the site pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

17) The development hereby approved shall only be implemented in accordance with the details contained within the submitted External LED Lighting Assessment Report (Ref: Z54352), prepared by Energy Counsel, received by the City Council as Local Planning Authority on 18 October 2024, as agreed as part of condition discharge application referenced CDN/24/0985.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy.

18) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

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

19) The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 12 July 2021. A phase of the development shall only be carried out in accordance with these approved details. 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 Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

20) For the Apartment Phase, development hereby approved shall only be implemented in accordance with the cycle storage shown on drawings referenced 274-03L and 274-04B, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

For the Housing Phase, prior to first occupation, the siting, scale and appearance of the external cycle and refuse stores for each dwellinghouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The approved details shall be implemented prior to the first occupation of each building in a phase of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy.

21) Prior to the first occupation of a phase of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Final details of the road layout including carriageway and kerb widths (5.5m for carriageway and 2 m for kerbs);

- Provision of tactile paving to pedestrian crossing points;

- Traffic Regulation Orders (TROs) in the provision of double yellow lines at the junction of the new site entrance/access road with Middleton Road;

- Provision of a 20-mph speed limit for the internal access road together with traffic calming measures; and

- Details of the retaining wall to the access road.

The approved scheme shall be implemented and be in place prior to the first occupation of the relevant phase of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Subject to finalisation of a S.278 agreement, the highway works shown on drawings referenced: 7424-P1-02_G, 7424-P1-03_D, 7424-P1-04_C, 7424-P1-16_F, received by the City Council as Local Planning Authority on 18 October 2024,

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy.

22) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

23) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy and the guidance contained within the National Planning Policy Framework.

24) For the apartment phase, the development hereby approved shall be implemented in accordance with the details of the bat and bird boxes as detailed on drawings referenced 274-03L and 274-04B, received by the City Council as Local Planning Authority on 8 March 2024, agreed as part of condition discharge application referenced CDN/24/0175.

Prior to the first occupation of the Housing Phase hereby approved, details of the number, siting and appearance of bird and bat boxes shall be submitted for approval in writing by the City Council, as Local Planning Authority.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy.

25) For the Housing Phase, the development hereby approved shall only be implemented in accordance with the electric vehicle charging provision shown on drawings referenced 274-03L, 274-04B and 4050-101/AB, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.The approved details shall then be implemented and be in place prior to the first occupation of each dwellinghouse of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy.

26) For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the electric vehicle charging provision shown on drawings referenced 274-03L, 274-04B and 4050-101/AB, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175. The approved details shall then be implemented and be in place prior to the first occupation of apartment building of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations, outbuildings or upwards extensions at the townhouses shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

28) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the townhouses hereby approved other than those shown on the approved drawings outlined in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy.

29) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development in the form of upward extensions to the apartment buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

30) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

31) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained within the Arboricutural Impact Assessment received by the City Council, as Local Planning Authority on the 12 July 2021; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their 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.

32) The development shall only be implemented in accordance with the details contained within the Travel Plan (Ref: WB/LB/200812/TP/01) produced by SCP, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175.

Within six months of the first occupation of a phase of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy.

33) The development hereby approved shall incorporate full disabled access to the residents courtyard and communal walkways, and via the main entrances to the apartment building, as confirmed within the submitted application form, received by the City Council as Local Planning Authority on 8 March 2024 and as agreed as part of condition discharge application referenced CDN/24/0175.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions policy DM1 of the Manchester Core Strategy.

34) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy.

35) The development hereby approved shall be implemented in accordance with the signage strategy for the apartments, received by the City Council as Local Planning Authority on 18 October 2024, as agreed as part of condition discharge application referenced CDN/24/0985.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

36) Prior to first occupation of the Housing Phase, a detailed landscaped management plan for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include details of how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

For the Apartment Phase, the development hereby approved shall only be implemented in accordance with the details contained within the submitted Landscape Ecological Management Plan, received by the City Council as Local

Planning Authority on 18 October 2024, as agreed as part of condition discharge application referenced CDN/24/0985.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

37) The development hereby approved shall only be implemented in accordance with accessible spaces for Phase 1 shown on drawings referenced 274-03L and 274-04B, received by the City Council as Local Planning Authority on 8 March 2024, as agreed as part of condition discharge application referenced CDN/24/0175. The approved details shall be implemented as part of the development of phase 1 and be in place as relevant prior to the first occupation of each of the two apartment buildings within the development. The spaces shall thereafter be retained and maintained in situ.

Reason - To ensure sufficient accessible parking is provided as part of the development pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy.

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

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 of 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

Mining Remediation Authority

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

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