MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (CMP), 4 (CEM), 26 (RAMs), 28a (Ecological Enhancements), 29b (Landscape details), 31 (Invasive Species), 34 (Habitat Management and Maintenance Plan), 44a (Local Benefit Proposal) attached to Planning Permission 142609/FO/2025.

Location:

Land Off Crabtree Lane Manchester

Application reference:

OTH-2026-000789

Applicant:

Ms Jess Ashworth Keepmoat Homes Limited

Date of application:

24 June 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition no. 3 (CMP)

The content of the Construction Management Plan has been reviewed. On the basis that the measures in the Construction Management Plan are implemented for the duration of the construction period, condition no.3 is discharged.

Condition no. 26 (RAMs)

The content of the Crabtree Lane Manchester – Reasonable Avoidance Measures Method Letter Statement has been reviewed and is considered to be acceptable. On the basis that the development is implemented in accordance with the mitigation measures in the Crabtree Lane Manchester – Reasonable Avoidance Measures Method Letter Statement, condition no.26 is discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition no. 4 (CEMP)

The content of the Construction Environment Management Plan : Biodiversity dated April 2026 has been reviewed. It is considered that insufficient information has been submitted to enable the discharge of condition no.4.

A 10m no development buffer was previously proposed on the northern boundary in the submitted Preliminary Ecological Appraisal Report (PEA) (section 4.1.3) (report referenced in condition nos.2 and 28) to protect the Ashton Canal (SBI), however in the CEMP: Biodiversity submitted to discharge this condition, section 4.7.4 mentions a buffer of at least 5m. This needs to be revised to accord with the approved PEA and marked on a plan to visually display the area, as well as being marked/fenced on the site. Measures to capture dust on site (such as appropriate fencing around the retained woodland and canal buffer) should also be referenced, and areas of use indicated on a plan. Furthermore, the CEMP should include measures to be deployed should invasive species be discovered on site during site clearance.

On this basis condition no.4 is not discharged at this time.

Condition no. 28a (Ecological Enhancements)

The content of the Ecological Enhancement Plan revision 1 doc ref: CW20-2148 RPT-001 dated April 2026 has been examined. It is considered that the distribution of hedgehog gaps needs to be further explored to improve connectivity across the site in particular to provide access to gardens for hedgehogs and other wildlife to forage commute. On this basis condition 28a is not discharged at this time.

Condition no. 29b (Landscape details)

The content of the Landscape Management and Maintenance Plan dated April 2026 has been reviewed. However, following concerns identified by the Arboriculturist, and subsequent proposed change in species of trees from Birch to Field Maples shown on Soft Landscape Plan ref: UG_2792_LAN_SL-DRW_301 rev. P21 received 28th August 2026, this change will need to be reflected in an updated Landscape Management and Maintenance Plan. On this basis condition 29b is not discharged at this time.

Condition no.31 (Invasive Species)

The content of the Invasive Weed Validation Report has been reviewed. The submitted report details the measures that have already been implemented to remove invasive species from the site, and includes measures for Japanese knotweed and rockspray cotoneaster, however Himalayan balsam was recorded on the site during the ecology survey, and this is not recorded in the invasive species report.

As the removal of the other invasive species involved the excavation of the soil on the site, it is likely/possible that Himalayan balsam was also removed from the site, and as such the post removal monitoring advised in the report should also include Himalayan balsam. On this basis condition no.31 is not discharged at this time.

Condition no. 34 (Habitat Management and Maintenance Plan)

The content of the Habitat Management and Maintenance Plan has been examined, but a final BNG metric would need to be considered at the same time as HMMP to ensure consistency between the metric and what is proposed on the site, and this has not been provided for consideration. As such condition no.34 is not discharged at this time.

Condition no. 44a (Local Benefit Proposal)

The content of the Local Labour Agreement dated March 2026 and copy of the completed Construction Local Labour KPI Proposal and Reporting template received 24th June 2026 has been reviewed. However, insufficient information has been provided in relation to the targets to be achieved, and as such condition no.44a is not discharged at this time.

Date: 16 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA