MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to Conditions 2 (Specified Plans), 8a (Hard and Soft Landscaping), 12 (Plant Space - Materials), 17 (External Plant), 23a (Highway Improvement Works), 25b (Ecology - Bat and Bird Boxes), 36 (External Doors) and 42a (Retained Tree Works) attached to Planning Permission 144697/FO/2025 to allow for minor design and landscaping amendments.

Location:

All Saints Campus Oxford Road Manchester M15 6BH

Application reference:

OTH-2026-001605

Applicant:

Manchester Metropolitan University

Date of application:

10 September 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

Non-material amendment to revise the wording of conditions 2 (Specified Plans), 8a (Hard and Soft Landscaping), 12 (Plant Space - Materials), 17 (External Plant), 23a (Highway Improvement Works), 25b (Ecology - Bat and Bird Boxes), 36 (External Doors) and 42a (Retained Tree Works) attached to Planning Permission 144697/FO/2025 to allow for minor design and landscaping amendments.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144697/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144697/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- 1350B-HBA-SW-XX-DR-A-080010 Rev P2: Site Location Plan (Received
- 30/01/2026)
- 1350B-HBA-SW-XX-DR-A-080030 Rev P2: Proposed Site Plan
- 1350B-HBA-XX-00-DR-A-080110 Rev P2: General Arrangement Plan - Level 00
- 1350B-HBA-XX-M0-DR-A-080111 Rev P2: General Arrangement Plan – Level M0

- 1350B-HBA-XX-01-DR-A-080112 Rev P2: General Arrangement Plan - Level 01
- 1350B-HBA-XX-02-DR-A-080113 Rev P2: General Arrangement Plan - Level 02
- 1350B-HBA-XX-03-DR-A-080114 Rev P2: General Arrangement Plan - Level 03
- 1350B-HBA-XX-04-DR-A-080115 Rev P2: General Arrangement Plan - Level 04
- 1350B-HBA-XX-05-DR-A-080116 Rev P2: General Arrangement Plan - Level 05
- 1350B-HBA-XX-06-DR-A-080117 Rev P2: General Arrangement Plan - Level 06
- 1350B-HBA-XX-07-DR-A-080118 Rev P2: General Arrangement Plan - Level 07
- 1350B-HBA-XX-RF-DR-A-080119 Rev P2: General Arrangement Plan – Main Roof (Received 02/02/2026)
- 1350B-HBA-XX-ZZ-DR-A-080200 Rev P2: Proposed North Elevation
- 1350B-HBA-XX-ZZ-DR-A-080201 Rev P2: Proposed East Elevation
- 1350B-HBA-XX-ZZ-DR-A-080202 Rev P2: Proposed South Elevation
- 1350B-HBA-XX-ZZ-DR-A-080203 Rev P2: Proposed West Elevation
- 1350B-HBA-XX-ZZ-DR-A-080300 Rev P2: Proposed Section AA
- 1350B-HBA-XX-ZZ-DR-A-080301 Rev P2: Proposed Section BB
- 1350B-HBA-XX-ZZ-DR-A-080350 Rev P2: Bay Study A
- 1350B-HBA-XX-ZZ-DR-A-080351 Rev P2: Bay Study B
- 1350B-PLA-XX-XX-DR-L-000001 Rev P10: General Arrangement
- 1350B-PLA-XX-XX-DR-L-001001 Rev P06: Hardworks
- 1350B-PLA-XX-XX-DR-L-001002 Rev P06: Kerbs & Edges
- 1350B-PLA-XX-XX-DR-L-003001 Rev P08: Levels & Drainage
- 1350B-PLA-XX-XX-DR-L-004001 Rev P06: Furniture
- 1350B-PLA-XX-XX-DR-L-004002 Rev P04: Lighting
- 1350B-HBA-XX-XX-DR-A-080700 Rev P2: External Light Fitting Detail
- 1350B-PLA-XX-XX-SK-L-004000 S2 Rev P01: Bird and Bat Box Location Plan Sketch (Received 08/10/2026)

Received by the City Council as Local Planning Authority on 10/09/2026, unless specified otherwise.

- 1350B-HBA-XX-ZZ-DR-A-210757 Rev P1: Typical Door Jamb Detail Curtainwall Interface
- 1350B-PMQ-XX-XX-DR-O-710120: Design Intent Drawing
- 1350B-PLA-XX-XX-DR-L-002001 Rev P07: Softworks
- 1350B-PLA-XX-XX-DR-L-002004 Rev P06: Soils & Tree Pitts

Received by the City Council as Local Planning Authority on 21/10/2026.

Documents

- Covering Letter (Prepared by Deloitte; Dated 04/09/2026)
- Wind Engineering Technical Note (Prepared by Buro Happold; Dated 04/09/2026)
- Changes to Planning Approved Design (prepared by Hawkins Brown; Dated 28/08/2026)

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- Covering Letter (Prepared by Deloitte; Dated & Received 30/01/2026)
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- Daylight, Sunlight, Overshadowing Report (Prepared by Buro Happold; Report Reference 1350B-BHE-XX-XX-RP-YS-200001; Dated 02/12/2025)
- Heritage Statement (Prepared by Deloitte; Dated December 2025)
- Archaeological - Letter of Confirmation (Prepared by Greater Manchester Archaeological Advisory Service; Dated 25/08/2023)
- Flood Risk Assessment (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-W-200000 Revision P02; Dated 14/11/2025)
- Drainage Strategy (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-X-200001 Revision P02; Dated 21/11/2025)
- Biodiversity Net Gain Assessment (Prepared by Tyler Grange; Report reference 13126_R08a; Dated 27/11/2025)
- Habitat Management and Monitoring Plan (Prepared by Planit; Report reference 3041.1-PLA-ZZ-XX-RP-L-0012-03-03-MMU-HMMP Revision P03; Dated 17/12/2025; Received 17/12/2025)
- Ground Conditions Planning Documentation (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-G-200001; Dated 28/10/2025)
- Noise Impact Assessment: 1350B-BHE-XX-XX-RP-AC-200001 Revision P02 prepared by Buro Happold (Received 02/02/2026)
- Air Quality Assessment (Prepared Buro Happold; 1350B-BHE-XX-XX-RP-AQ-200001 Revision P02; Dated 19/11/2025)
- Building Access & Security Management Strategy (Prepared by Manchester Metropolitan University; Dated November 2025)
- Crime Impact Statement (Prepared by Greater Manchester Police; Report reference 2020/0187/CIS/02 Version A; Dated 28/11/2025)
- Photograph Schedule of Condition (Prepared by Intega; Dated November 2025)
- Energy and Carbon Statement (Prepared by Buro and Happold; Report reference 1350B-BHE-XX-XX-RP-YS-200003 Revision P02; Dated 20/11/2025)
- Environmental Standards Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-YS-200002 Revision P02; Dated 19/11/2025)
- External Lighting Strategy (Reference 1350B-BHE-XX-XX-RP-M-200002; Prepared by Buro Happold; Dated 18/11/2025)
- Planning Statement (Prepared by Deloitte; Dated December 2025)
- Schedule of Condition (Prepared by Intega; Dated November 2025)
- Statement of Consultation (Prepared by Deloitte; Dated December 2025)
- Television and Radio Reception Impact Assessment (Prepared by GTech
- Surveys Limited; Dated 25/11/2025)
- Utilities Statement (Prepared by Buro Happold; Report reference 1350B-BHE-XX-XX-DN-M-200003 Revision P02)
- Ventilation Statement (Prepared by Buro Happold; Report reference 1350b-bhe-xx-xx-rp-m-200001 Revision P01; Dated 03/11/2025)
- Sustainable Travel Plan 2023-230 (Prepared by Manchester Metropolitan University)
- Transport Statement (Prepared Buro Happold; Report reference 1350B-BHE-XX-XX-RP-TP-200020 Revision P03; Dated 02/12/2025)
- Arboricultural Assessment (Prepared by Amenity Tree; Dated 07/08/2025)

- Arboricultural Method Statement (Prepared by Amenity Tree; Dated 07/08/2025)
- Tree Survey and Constraints Report (Prepared by Amenity Tree; Dated 07/08/2025)
- Outline Construction Management Plan and Waste (Prepared by Turner and Townsend)
- Noise and Vibration Mitigation Measures Community Consultation (Prepared by
- KIER; Dated 30/01/2026; Received 02/02/2026)
- Waste and Management Strategy (Prepared by Manchester Metropolitan University; Dated 28/11/2025)
- Waste Management Proforma
- Environmental Statement: Non-Technical Summary (Dated December 2025)
- Environmental Statement Volume 1 (Prepared by Deloitte; Dated December 2025)
    - Construction Management, prepared by Turner and Townsend
    - Townscape and Visual Impact, prepared by Virtual Planit- Verified Views, prepared by Virtual Planit
    - Window Microclimate, prepared by Buro Happold
    - Climate Change, prepared by Buro Happold
    - Air Quality, prepared by Buro Happold
    - Noise and Vibration Chapter, prepared by Buro Happold

All received by the City Council as Local Planning Authority on the 08/12/2025, unless specified otherwise.

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

8) a) Notwithstanding the indicative landscaping details shown on drawing no. 1350B-PLA-XX-XX-DR-L-002001 Revision P07 and 1350B-PLA-XX-XX-DR-L-002004 Revision P06 (Both stamped as received on 21/10/2026), prior to the commencement of the development, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

I. Details of the proposed hard landscape materials;

II. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;

III. Details of the proposed tree species within the public and private realm including proposed size, species and planting specification including tree pits and design;

IV. Details of the proposed street furniture including seating, bins and lighting;

V. Details of any external steps and handrails;

VI. A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site. The development shall then proceed in accordance with the approved details.

b) The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan secured by condition 5 of this permission, any 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 Core Strategy.

12) Prior to the commencement of any works in relation to the external plant space and associated boundary treatment, that shall house the transformer room and HV intake, as shown on drawing nos.1350B-HBA-XX-00-DR-A-080110 Rev P2, 1350B-HBA-XX-ZZ-DR-A-080203 Rev P2 and 1350B-HBA-XX-ZZ-DR-A-080200 Rev P2 (All stamped as received on 10/09/2026), hereby approved, final design and material details, including material samples, of this aspect of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved 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 Core Strategy.

17) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Noise Impact Assessment: 1350B-BHE-XX-XX-RP-AC-200001 Revision P02 prepared by Buro Happold (Received 02/02/2026). The approved scheme shall be implemented in full prior to the first use of the development hereby approved.

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

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

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

23) a) Prior to the commencement of any above ground works, 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 in accordance with drawing nos.1350B-PLA-XX-XX-DR-L-000001 Rev P10 (Received 10/09/2026). This shall include the following:

- Resurfacing works along Oxford Road
- Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- Provision of street trees.

b) Prior to the first occupation of the development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained. c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.

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 (2012) and the National Planning Policy Framework.

25) a) The development shall be completed in accordance with the measures and recommendations put forward within the submitted Biodiversity Net Gain Report (Prepared by Tyler Grange; Report Reference 13126_R08a_MF; Received 08/12/2025).

b) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the application site, that shall be located in the area demarcated for such boxes as shown on drawing no. 1350B-PLA-XX-XX-SK-L-004000 S2 P01 (Received 08/10/2026), shall be submitted for approval in writing by the Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the library use hereby approved and shall thereafter be retained and maintained in situ.

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 (2012).

36) All external doors of the development hereby approved shall open away from the public highway, other than doors required for emergency means of escape.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

42) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans, drawing no.1350B-PLA-XX-XX-DR-L-002004 Revision P06 (Received 21/10/2026) and Arboricultural Impact Assessment

(Prepared by Amenity Tree; Dated 07/08/2025; Received 08/12/2025); and paragraphs (a) and (b) below shall have effect until the expiration of the period of time covered by the approved habitat management and monitoring plan secured by condition 5 of this permission.

(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 Core Strategy.

Date: 23 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-material amendment to Conditions 2 (Specified Plans), 8a (Hard and Soft Landscaping), 12 (Plant Space - Materials), 17 (External Plant), 23a (Highway Improvement Works), 25b (Ecology - Bat and Bird Boxes), 36 (External Doors) and 42a (Retained Tree Works) attached to Planning Permission 144697/FO/2025 to allow for minor design and landscaping amendments.

Location:

All Saints Campus Oxford Road Manchester M15 6BH

Application reference:

OTH-2026-001605

Applicant:

Manchester Metropolitan University

Date of application:

10 September 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:

Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

It should be noted that this decision does not supersede the decision notice attached to planning permission 144697/FO/2025. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 144697/FO/2025 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

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- 30/01/2026)
- 1350B-HBA-SW-XX-DR-A-080030 Rev P2: Proposed Site Plan
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- 1350B-HBA-XX-02-DR-A-080113 Rev P2: General Arrangement Plan - Level 02
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    - Noise and Vibration Chapter, prepared by Buro Happold

All received by the City Council as Local Planning Authority on the 08/12/2025, unless specified otherwise.

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

8) a) Notwithstanding the indicative landscaping details shown on drawing no. 1350B-PLA-XX-XX-DR-L-002001 Revision P07 and 1350B-PLA-XX-XX-DR-L-002004 Revision P06 (Both stamped as received on 21/10/2026), prior to the commencement of the development, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

I. Details of the proposed hard landscape materials;

II. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;

III. Details of the proposed tree species within the public and private realm including proposed size, species and planting specification including tree pits and design;

IV. Details of the proposed street furniture including seating, bins and lighting;

V. Details of any external steps and handrails;

VI. A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site. The development shall then proceed in accordance with the approved details.

b) The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan secured by condition 5 of this permission, any 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 Core Strategy.

12) Prior to the commencement of any works in relation to the external plant space and associated boundary treatment, that shall house the transformer room and HV intake, as shown on drawing nos.1350B-HBA-XX-00-DR-A-080110 Rev P2, 1350B-HBA-XX-ZZ-DR-A-080203 Rev P2 and 1350B-HBA-XX-ZZ-DR-A-080200 Rev P2 (All stamped as received on 10/09/2026), hereby approved, final design and material details, including material samples, of this aspect of the development, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved 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 Core Strategy.

17) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Noise Impact Assessment: 1350B-BHE-XX-XX-RP-AC-200001 Revision P02 prepared by Buro Happold (Received 02/02/2026). The approved scheme shall be implemented in full prior to the first use of the development hereby approved.

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

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

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

23) a) Prior to the commencement of any above ground works, 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 in

accordance with drawing nos.1350B-PLA-XX-XX-DR-L-000001 Rev P10 (Received 10/09/2026). This shall include the following:

- Resurfacing works along Oxford Road
- Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- Provision of street trees.

b) Prior to the first occupation of the development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained. c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before first occupation of the development.

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 (2012) and the National Planning Policy Framework.

25) a) The development shall be completed in accordance with the measures and recommendations put forward within the submitted Biodiversity Net Gain Report (Prepared by Tyler Grange; Report Reference 13126_R08a_MF; Received 08/12/2025).

b) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the application site, that shall be located in the area demarcated for such boxes as shown on drawing no. 1350B-PLA-XX-XX-SK-L-004000 S2 P01 (Received 08/10/2026), shall be submitted for approval in writing by the Local Planning Authority. The approved details shall be implemented and be in place prior to the first use of the library use hereby approved and shall thereafter be retained and maintained in situ.

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 (2012).

36) All external doors of the development hereby approved shall open away from the public highway, other than doors required for emergency means of escape.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

42) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans, drawing no.1350B-PLA-XX-XX-DR-L-002004 Revision P06 (Received 21/10/2026) and Arboricultural Impact Assessment (Prepared by Amenity Tree; Dated 07/08/2025; Received 08/12/2025); and paragraphs (a) and (b) below shall have effect until the expiration of the period of time

covered by the approved habitat management and monitoring plan secured by condition 5 of this permission.

(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 Core Strategy.

Date: 23 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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