23rd October 2026
Our Ref: 2026.005

Matthew Dixon
[redacted]

Planning Department
Manchester City Council,
P O Box 532,
Manchester
M60 2LA

To whom it may concern,

RE: APPROVAL OF DETAILS RESERVED BY INFORMATIVE 5 BIODIVERSITY GAIN PLAN, LPA REF. PLA-2026-001348

We are pleased to submit this application on behalf of Manchester City Council (MCC) and Galliford Try seeking approval of the Biodiversity Gain Plan pursuant to the Statutory Biodiversity Gain Condition (Schedule 7A to the Town and Country Planning Act 1990), as referred to in Informative 5 of planning permission PLA-2026-001348.

This submission relates to planning permission ref. PLA-2026-001348, granted on 25 September 2026, for:

*City Council Development - Redevelopment and reconfiguration of Piccadilly Gardens comprising works to the public realm including public open space and use of space for events, together with decommissioning and removal of the existing fountain; creation of play space, lawn area, hard and soft landscaping; lighting; and drainage and other associated infrastructure; and a severable plot for a future ancillary structure with associated interim landscaping.*

The requisite planning application fee (£390.00) has been paid via internal journal transfer within Manchester City Council.

The application is supported the following documents:

- Application form
- Statutory Biodiversity Metric Condition Assessments – prepared by Civic
- Biodiversity Gain Plan – completed by Civic

**Wording of Informative 5 – Biodiversity Gain Plan**

Informative 5 confirms that the statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted to and approved by the Local Planning Authority prior to commencement of the development.

It further confirms that submission of the Biodiversity Gain Plan falls within Regulation 16 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012.

**Information summary**

The submitted information comprises the Biodiversity Gain Plan, Statutory Biodiversity Metric and associated habitat condition assessments. Together, these set out the pre-development and post-development biodiversity value of the site and how the statutory biodiversity gain objective will be achieved.

The Biodiversity Gain Plan demonstrates a 12.95% biodiversity net gain in area habitat units, increasing from 1.95 pre-development biodiversity units to 2.20 post-development biodiversity units. The required biodiversity gain is to be delivered on-site, with no off-site biodiversity units or statutory biodiversity credits required.

The submitted habitat condition assessments provide the supporting assessment of the habitats used within the Statutory Biodiversity Metric.

Accordingly, the submitted information provides the Biodiversity Gain Plan and supporting information necessary to demonstrate how the statutory biodiversity gain objective will be achieved, and is submitted for approval pursuant to the Statutory Biodiversity Gain Condition (Schedule 7A to the Town and Country Planning Act 1990), as referred to in Informative 5.

We trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,



Matthew Dixon MRTPI
Director
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