

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

Applicant

Social Sports Society
C/o Agent

Agent (if used)

Mr Tom Leigh
JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
Lambeth
London
SE1 7FR

Part 1 – Particulars of the application/development

Proposal: Variation of planning condition 1 (Temp), 2 (Discontinue), 4 (SPL) , 10 (CMP), 14 (Noise), 15a (Lighting), 17 (Cycles), 21 (Boundary treatment) and the removal of conditions 7 (Flood 2), 8 (Ground Contamination), 12b (Tech spec) and 15b (Lighting) attached to planning permission 140587/FO/2024.

Location: Land At Peary Street, Manchester,

Date of application: 24 June 2025

Application number: 143289/JO/2025

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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

- 1) The permission hereby granted is for a limited period only, expiring on 17/09/2029.

Reason - The use hereby granted is for a temporary period only to help facilitate a meanwhile use for a future development site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) The use hereby permitted shall be discontinued no later than the 17/09/2029 and the works and structures comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use is required to cease within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Two months prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity of the site pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

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

- o Supporting Information WASTE MANAGEMENT STRATEGY
- o Supporting Information TECHNICAL ECOLOGY REPORT
- o Supporting Information PHASE 1 DESKTOP STUDY
- o Supporting Information PHASE 1 DESKTOP STUDY
- o Supporting Information PHASE 1 DESKTOP STUDY
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- o Supporting Information PHASE 1 DESKTOP STUDY
- o Supporting Information PLANNING STATEMENT
- o Supporting Information TRANSPORT STATEMENT
- o Supporting Information TRANSPORT STATEMENT
- o Design & Access Statement SOCIAL SPORTS SOCIETY PEARY STREET
- DESIGN AND ACCESS STATEMENT
- o Supporting Information EXTERNAL LIGHTING STRATEGY
- o Supporting Information MANAGEMENT AND OPERATIONAL PLAN

All stamped as received by the City Council. as Local Planning Authority, on 23/07/2024

- o Drawing - Proposed RC10 PADEL COURT TECHNICAL SPECIFICATION received by the City Council, as Local Planning Authority, on 13/09/2024

- o P1.01 Rev B: Location Plan
- o Covering Letter (Prepared by JMS Planning; Dated 24/06/2025)
- o Detailed Construction Management Plan (Prepared by Liongate Construction; Dated June 2025)

All stamped as received by the City Council as Local Planning Authority on 24/06/2025.

- o P1.01 Rev F: Site Block Plan
- o P2.01 Rev F: Proposed Site Plan
- o P3.01 Rev F: Proposed Access Strategy
- o P4.01 Rev F: Proposed Canopy Plan
- o P5.01 Rev F: Boundary Treatment Plan

- o P6.01 Rev F: Refuse Strategy
- o P7.01 Rev F: Sections AA & BB
- o P8.01 Rev F: Typical Clubhouse
- o P9.01 Rev F: Typical Canopy Elevations
- o P10.01 Rev F: Typical Cycle Storage
- o P11.01 Rev F: Sections CC & DD

All stamped as received by the City Council as Local Planning Authority on 12/08/2025.

- o Noise Impact Assessment (Prepared by Clement Acoustics; Report reference 18397-NIA-01 REV F; Dated 20/08/2025; Received by the City Council, as Local Planning Authority, on 26/08/2025)

- o SK-01 Rev B: Residential Receptor Location Plan
- o SK-02 Rev B: Assessed Scheme of Lighting
- o SK-03 Rev B: Light Spill

All stamped as received by the City Council as Local Planning Authority on 03/09/2025

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.

5) No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the City Council as local planning authority.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

6) 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. This shall include:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100. Results must demonstrate that the drainage system has been designed so that flooding does not occur during both 1 in 2 year and 1 in 30 rainfall event; (unless an area is intentionally designated to retain and/or convey water as part of the design). Additionally, there must be no flooding of buildings, highways or third-party land during any of the three events.

- A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).
- Construction details of flow control and SuDS elements.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

7) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds, bats to improve the biodiversity value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

8) The construction phase of the development shall be completed in accordance with the submitted Detailed Construction Management Plan (Prepared by Liongate Construction; Dated June 2025), stamped as received by the City Council as Local Planning Authority on 24/06/2025.

Reason - To safeguard the amenities of nearby residents and manage impacts on the Highways Network pursuant to policies DM1, SP1, T3 and EN19 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

9) a) Prior to the first use of the development hereby approved, a scheme of temporary traffic regulation orders (TRO) shall be in place to ensure safe and practical access to the site. Evidence of the agreement of these temporary traffic regulation orders shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a scaled plan denoting the extent of the TRO, as well as the provision of written agreement with the Manchester City Council Highways Services over said TRO. The approved scheme shall be implemented prior to first use of the development.

b) Within 18 months of the commencement of the temporary traffic regulations order approved under part a of this condition, measures for them to be made permanent or for them to revert back to their previous arrangement shall be agreed with Manchester City Council Highways Services. Evidence of this agreement shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a written agreement with the Manchester City Council Highways Services. The approved details shall then be implemented and remain in situ for the lifetime of the development thereafter.

Reason - to ensure safe and practical access to the site pursuant to policies DM1, SP1, T1 and T3 of the Manchester Core Strategy (2012).

10) The padel courts shall be installed according to the approved technical specification, Drawing - Proposed RC10 PADEL COURT TECHNICAL SPECIFICATION received by the City Council, as Local Planning Authority, on 13/09/2024). The approved details shall be implemented as part of the development.

Reason - to ensure the technical specifications of the proposed sports facilities are adequate pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

11) Within three months of the first occupation of the development, a Framework Travel Plan shall be submitted for approval in writing by the City Council, as Local Planning Authority.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those working at the development;
- ii) a commitment to surveying the travel patterns of staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car
- vi) a car parking management plan

Within six months of the first use of the development, a Travel Plan for the development 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 (2012).

12) The development hereby approved shall be carried out in accordance with the approved noise impact assessment (Prepared by Clement Acoustics; Report reference 18397-NIA-01 REV F; Dated 20/08/2025; Received by the City Council, as Local Planning Authority, on 26/08/2025).

The details of the approved scheme shall be implemented as part of the development 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 DM1 and SP1 of the Manchester Core Strategy (2012).

13) The development hereby approved shall be lit in accordance with the following drawings:

- o SK-01 Rev B: Residential Receptor Location Plan
- o SK-02 Rev B: Assessed Scheme of Lighting
- o SK-03 Rev B: Light Spill

All stamped as received by the City Council as Local Planning Authority on 03/09/2025

The approved details shall be implemented as part of the development.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan (1995)

14) The premises shall not be open outside the following hours: 06:00 - 23:00 daily.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan (1995)

15) The cycle storage provision hereby approved, shall be carried out in accordance with drawing nos. P2.01 Revision F and P10.01 Revision F, stamped as received by the City Council as Local Planning Authority, on 12/08/2025. The cycle storage provision shall be in place and made available for use prior to the first occupation of the development and be retained and maintained for the lifetime of the development thereafter.

Reason - In the interest of ensuring sufficient cycle provision is put in place and air quality mitigation EN16, SP1 and DM1 of the Core Strategy.

16) The development hereby approved shall be carried out in accordance with the approved management scheme (Supporting Information Management and Operational plan for Peary Street Manchester May 2023 received by the City Council, as Local Planning Authority, on 28/08/2024). The approved details shall be implemented in full as part of the development.

Reason - in the interest of highways network management and safety pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

17) The external seating area, padel courts and multi use pitches shall not allow for the use of amplified sound or any music in these areas at any time.

Reason - To safeguard the amenities of the occupiers of nearby properties pursuant to policy DM1 of the Manchester Core Strategy (2012) and saved policy DC26 (Development and Noise) of the Unitary Development Plan for Manchester (1995).

18) The development hereby approved shall store and present its waste and recycling for collection in accordance with the approved WASTE MANAGEMENT STRATEGY (Received on 23/07/2024) and drawing noP6.01 Rev F (Received on 12/08/2025).

The details of the approved scheme shall be implemented as part of the development 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 DM1 and SP1 of the Manchester Core Strategy (2012)

19) The boundary treatment hereby approved shall be installed in accordance with drawing no.P5.01 Revision F, stamped as received by the City Council as Local Planning Authority on 12/08/2024). The approved boundary treatment shall remain in place for the lifetime of the development.

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

20) The 3 disabled car parking spaces, hereby approved, shall be demarcated, laid out and made available prior to the first use of the development and retained for the duration of that the development remains in use.

Reason - To ensure adequate on site disabled parking pursuant to policy DM1 of the Manchester Core Strategy (2012).

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/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 15 September 2025

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 their 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.