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

Applicant

Mr Nicholas Ledger
First Steps Together
Office 27
Tameside Business Park
Manchester
M34 3QS

Agent (if used)

Mrs Rebecca Booth
Holme Planning Partnership
49 Hanson Road
Meltham
Holmfirth
HD9 5LR

Part 1 – Particulars of the application/development

Proposal: Change of use of Mulberry House from Class E (Offices) to Education Facility (Class F1)

Location: Mulberry House , Claverton Road, Manchester, M23 9TT

Date of application: 16 June 2025

Application number: 142958/FO/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

The application has been determined in a positive and proactive manner. Any issues that have arisen have been raised with the applicant's agent and further information has been provided in response and a decision has been issued in a timely manner with appropriately worded conditions attached.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

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:
Layout Plan received on the 15th May 2025;

Proposed Ground floor plan 'KS3 and 4 SEMH Hub'; Proposed first floor plan 'KS3 ASD; Proposed second floor plan 'KS4 ASD' all as received on the 16th June 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.

3) The use hereby permitted shall be carried on only by First Steps Together; and shall be for a limited period during which the premises are occupied by First Steps Together.

When the premises cease to be occupied by First Steps Together the use hereby permitted shall cease and the use of the premises shall revert to the previous use prior to the granting of this permission that being an Office use under Use Class E.

Reason - In granting this permission the City Council as local planning authority has had regard to the special circumstances of the applicant and the location of the premises.

4) The use hereby approved shall be operated in accordance with the scheme for the storage and disposal of refuse as submitted to the City Council as local planning authority on the 16th June 2025. The approved scheme shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

Reason - In the interests of public health and amenity pursuant to policy DM1 of the Core Strategy.

5) Whilst the hereby approved use is in operation it shall be managed and provide the car parking and cycling facilities in accordance with the details contained within the Transport Statement prepared by Fastnet Transport Planning dated June 2025.

Reasons - In the interest of pedestrian and highway safety pursuant to policy T1 and DM1 of the Core Strategy and policy JP-C8 of the Places for Everyone Joint Development Plan Document.

6) The boundary treatments as set out on the 'Fenceline' drawings received by the City Council as local planning authority on the 16th June 2025 shall be installed prior to the first use of the building hereby approved and shall be retained insitu whilst the use is in operation.

Reason - In the interests of the safety of the users of the development pursuant to policy DM1 of the 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:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

INFORMATIVE - It is advised that Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of accessand or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take placefollowing diversion of the apparatus. The applicant should apply online to have apparatus diverted inadvance of any works, by visiting cadentgas.com/diversions
Prior to carrying out works, including the construction of access points, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirementsare adhered to.

Your responsibilities and obligations
Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for anumber of functions and prevents change to existing ground levels, storage of materials. It also preventsthe erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legallyenforce the terms of the easement.

This informative does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract,tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutoryduty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nordoes it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact Cadent at plantprotection@cadentgas.com
or on 0800 688 588 quoting reference 37956908

Date: 1 August 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 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.