

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

Meanwhile Creative
C/o Agent

Agent (if used)

Nicole Roe
Eden Planning & Development
1 Market Street
Altrincham
WA14 1QE

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions application to vary conditions 1 (Temp time), 2 (Removal of structures), 4 (Specified Plans), 5 (CMP), 6 (Waste), 16 (External Hours), and 17 (Opening Hours), and to remove conditions 8 (Drainage 1) and 9 (Drainage 2) attached to Planning Permission 138695/FO/2023.

Location: Land At Bromley Street, Manchester, M4 4JS,

Date of application: 28 January 2025

Application number: 141999/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 24 May 2029.

Reason - The site and wider area are expected to undergo significant changes as a result of regeneration being promoted by the City Council and it will be necessary to reconsider the suitability and acceptability of the use of this site following this temporary period. This temporary permission will allow the City Council to reconsider the consequences of development on the site which are not foreseeable beyond the expiry

of this temporary permission, pursuant to the Manchester Core Strategy policies SP1, CC1, CC10, CC8 and DM1.

2) The use and structures hereby permitted shall be discontinued no later than the 24 May 2029 and the buildings and works comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site 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) Within two months of 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 approved scheme shall be implemented within two month of the use ceasing.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 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:

-Drawing - Proposed SK-002 TYPICAL CONTAINER received by the City Council, as Local Planning Authority, on 30/11/2023

-Drawing - Proposed SK 001 SKETCH LAYOUT received by the City Council, as Local Planning Authority, on 10/05/2024

-Design & Access Statement DESIGN AND ACCESS STATEMENT

-Supporting Information CRIME IMPACT STATEMENT

-Supporting Information MAINTENANCE STRATEGY

-Waste Management WASTE MANAGEMENT PROFORMA

-Waste Management WASTE MANAGEMENT STRATEGY

-Transport or Travel information TRANSPORT STATEMENT & FRAMEWORK TRAVEL PLAN

All received by the City Council, as Local Planning Authority, on 30/11/2023

-Supporting Information PLANNING STATEMENT received by the City Council, as Local Planning Authority, on 01/12/2023

-Supporting Information QUALITATIVE ODOUR RISK ASSESSMENT received by the City Council, as Local Planning Authority, on 26/01/2024

-Transport or Travel information 3983-SP01 REV D SWEPT PATH ANALYSIS

-Transport or Travel information 3983-SP02 REV B SWEPT PATH ANALYSIS

-Supporting Information CAR PARKING DATA

All received by the City Council, as Local Planning Authority, on 10/05/2024

-Waste Management Strategy (Prepared by Eden; Dated 24/01/2025; Received 28/01/2025)

-Construction Method Statement (Prepared by Meanwhile Creative; Received 04/09/2025)

-A-P10-001: Site Location Plan (Received 28/01/2025)

-065619-CUR-00-XX-DR-D-72001 Rev P02: Drainage Strategy General Arrangement (Received 18/01/2025)

-Drainage Calculations (Prepared by Micro Drainage; Received 18/01/2025)

-Flood Risk Assessment and Drainage Management Strategy (Prepared by Betts Hydro; Dated December 2024; Received 28/01/2025)

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) The construction phase of the development shall be carried out in accordance with the Construction Method Statement (Prepared by Meanwhile Creative; Received 04/09/2025).

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

Reason: To ensure that the development is acceptable in the interests of the highway safety and the amenity of the locality, pursuant to policies SP1, DM1, CC5, CC10, T1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

6) The development hereby approved shall store and present its waste and recycling for collection in accordance with the approved Waste Management Strategy (Prepared by Eden; Dated 24/01/2025; Received 28/01/2025) for its lifetime.

Reason - In the interests of amenity and public health pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

7) The approved cycle storage provision shall be carried out in accordance with drawing SK 001 SKETCH LAYOUT, received by the City Council, as Local Planning Authority, on 10/05/2024. The approved measures shall be in place prior to the first use of the development and thereafter retained and maintained in situ.

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.

8) Prior to the first use of the development, a Travel Plan Framework 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

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).

9) Prior to the first use of the development hereby approved, a detailed proposal about how the applicant will encourage Manchester residents and businesses to use the facility shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

10) Prior to the first use of shipping containers for uses resulting in a higher level of noise outbreak (for example film or music production, woodwork, furniture making or uses involving heavy machinery), a scheme for the acoustic insulation of the shipping containers affected shall be submitted to and approved in writing by the City Council as the Local Planning Authority.

The approved acoustic insulation scheme shall be implemented prior to the first use of the development and thereafter be retained and maintained.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for Manchester (1995).

11) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policy EN18 of the Manchester Core Strategy (2012).

12) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to first use of the development a post completion report shall be submitted to the City Council, as Local Planning Authority, for approval in writing.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policies EN18 and EN20 of the Manchester Core Strategy.

13) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policy DM1 and SP1 of the Manchester Core Strategy (2012).

14) The premises, including both internal and external areas, shall not be open to the public outside the following hours:

- o 7am - 10pm Monday to Thursday
- o 7am - 11pm Friday and Saturday
- o 9am - 10pm Sunday and Bank Holidays

The use of amplified sound or any music in external areas shall be prohibited at all times.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012)

15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose of Sui Generis (Uses falling under Class E together with hot food takeaway, tattoo parlours, beauty parlours and performing arts) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The approved uses shall be implemented as part of the development.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1.

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.

The details of working safely near Metrolink can be found on the Metrolink Website at; <https://www.tfgm.com/public-transport/tram/working-safely>. Please note that Metrolink do not allow the oversailing of cranes.

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.