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 Gary Macarthur
Globe House
30 Southall Street
Manchester
M3 1LG

Agent (if used)

Mr Yaqoob Malik
Footprint Design Ltd
Innovation Centre
Brunswick Street
Nelson
BB9 0PQ

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Drawings) attached to Planning Permission 141223/FO/2024 consisting of a revision of basement layout.

Location: Globe House, 30 Southall Street, Manchester, M3 1LG

Date of application: 23 May 2025

Application number: 143022/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 based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun not later than the 23 December 2027.

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, as approved under planning permission 141223/FO/2024:

-Drawing - Proposed REAR CARPARK
-Drawing - Existing & Proposed A031.1_P(00)051 ELEVATION
-Noise assessment or information ASSESSMENT OF NOISE IMPACT

-Supporting Information TECHNICAL NOTE 2

All received by the City Council, as Local Planning Authority, on 14/10/2024 and:

-Noise assessment or information ARR/C/3565.02B GLAZING NOTE
-Supporting Information GLAZING SPECIFICATION
-Supporting Information MVHR BROCHURE

All received by the City Council, as Local Planning Authority, on 06/12/2024.

And in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 23 May 2025:

- Location Plan
- Basement Flat Plan

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

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) Prior to the commencement of development, a construction management plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt shall include as a minimum:

-Measures to control noise and vibration into adjoining occupied properties
-Dust suppression measures;
-Compound locations where relevant;
-Details of the proposed construction traffic routes to and from the site;
-The measures for on-site / off-site car parking;
-Details of an emergency contact telephone number;
-A community consultation plan and;
-Sheeting of construction vehicles.

The development shall only be carried out in accordance with the approved management plan.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with 'VERIFICATION OF INTERNAL NOISE LEVELS' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) The development shall be carried out in accordance with the approved noise assessment and acoustic insulation scheme (Noise assessment or information ARR/C/3565.02B GLAZING NOTE; Supporting Information GLAZING SPECIFICATION;

Supporting Information MVHR BROCHURE; All received by the City Council, as Local Planning Authority, on 06/12/2024; Noise assessment or information ASSESSMENT OF NOISE IMPACT received by the City Council, as Local Planning Authority, on 14/10/2024), as well as in accordance with 'VERIFICATION OF INTERNAL NOISE LEVELS' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) The development shall be carried out in accordance with 'AIR QUALITY ASSESSMENT' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

7) The development shall be carried out in accordance with 'Drawing - Proposed A031.2_P(00)004 _REV B WASTE PLAN' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - In the interests of amenity and public health pursuant to policies DM1, SP1 and EN19 of the Manchester Core Strategy (2012).

8) The development shall be carried out in accordance with 'Drawing - Proposed A031.2_P(00)007 WINDOW DETAIL' received by the City Council, as Local Planning Authority, on 30/01/2025, as approved under Discharge of Conditions application CDN/25/0091.

Reason - in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

9) The development hereby approved shall be operated in accordance with the Travel Plan approved under CDN/24/0113 (Transport or Travel information 230827 TRAVEL PLAN received by the City Council, as Local Planning Authority, on 18/04/2024) as referenced in the approved document (Supporting Information TECHNICAL NOTE 2 received by the City Council, as Local Planning Authority, on 14/10/2024). The Travel Plan shall remain in place for the lifetime of the development.

Reason - To minimise the level of vehicular traffic generated by the development, pursuant to policy H2.2 of the Unitary Development Plan for the City of Manchester and the provisions contained within Planning Policy Guidance 13.

10) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended),

or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

11) 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(s) of Class C3(a) 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

12) The development hereby approved shall incorporate the following security measures:

-Internal entrance doorset to the proposed basement apartment should be security-certified to BS PAS 24.
-Windows onto the street should also be security-certified to BS PAS 24
-External bars to match the existing basement window openings.

Reason - in the interest of public safety pursuant to policy DM1 of the Manchester Core Strategy (2012)

13) a) Prior to the commencement of the development hereby approved, full and final details of the bike store indicated on the approved layout (Drawing - Proposed BASEMENT PLAN received by the City Council, as Local Planning Authority, on 04/11/2024) demonstrating the bike store has sufficient capacity to accommodate additional storage for the new apartment shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

b) The approved bike store shall be made available for use prior to first use of the development and shall be available for use for the lifetime of the development.

Reason - to promote sustainable transport methods pursuant to policies DM1 and T1 of the Manchester Core Strategy (2012).

14) Prior to the commencement of the development hereby approved, the disabled parking bay indicated on the approved plan (Drawing - Proposed REAR CARPARK) shall be installed to the rear courtyard and made available for use. The disabled parking bay shall remain in situ for the lifetime of the development.

Reason - to ensure the development remains accessible pursuant to policies DM1 and CC10 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.

The applicant should be advised that any requirements for licensing, hoarding, scaffolding, skips and any associated temporary pedestrian/traffic management arrangements, including Section 50, will need discussion and agreement with the council's Highway
Network Management teams via Email -highwaylicences@manchester.gov.uk highwaynetworkmanagement@manchester.gov.uk.

Date: 8 July 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.