

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

Mr Dvir Newman
Unicorn Grocery
89 Albany Road
Manchester
M21 0BN

Agent (if used)

Sarah Renshaw
MCAU
2 Commercial Street
Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Erection of single storey side extension to existing grocery store with external cycle storage for staff and installation of new cycle shelter to the front of the building, and retention of PV panels in connection with replacement roof.

Location: 89 Albany Road, Manchester, M21 0BN

Date of application: 28 May 2025

Application number: 142726/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 proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, further information has been received to satisfy information requested and appropriate conditions have been placed on the approval granted.

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:

- Application Form, received by the City Council as Local Planning Authority on 16 April 2025.
- Drawing- Location Plan, received by the City Council as Local Planning Authority on 16 April 2025.
- Supporting Information- Warehouse Section BB, received by the City Council as Local Planning Authority on 16 May 2025.
- Flood Risk Information- Minor Extension Flood Risk Assessment Proforma, received by the City Council as Local Planning Authority on 28 May 2025.
- Flood Risk Information- Flood Risk Assessment Data, received by the City Council as Local Planning Authority on 29 May 2025.
- Drainage Information- Drainage Survey ref. 45734MCUG-01, received by the City Council as Local Planning Authority on 11 August 2025.
- Drainage Information- Indicative Drainage Plan ref. LOOP-344-T-1-125, received by the City Council as Local Planning Authority on 11 August 2025.
- Drawing- Proposed- Roof Plan, numbered P-1-101 REV B, received by the City Council as Local Planning Authority on 12 August 2025.
- Drawing- Proposed- Ground Floor Plan, numbered P-1-110 REV D, received by the City Council as Local Planning Authority on 12 August 2025.
- Drawing- Proposed- First Floor Plan, numbered P-1-111 REV D, received by the City Council as Local Planning Authority on 12 August 2025.
- Drawing- Proposed- South Elevations, numbered P-1-211 REV B, received by the City Council as Local Planning Authority on 12 August 2025.
- Supporting Information- Schedule of Materials, received by the City Council as Local Planning Authority on 12 August 2025.
- Drawing- Proposed- New Raft Slab Reinforcement Layout and Details, numbered P10682-24-200 B, received by the City Council as Local Planning Authority on 4 September 2025.
- Correspondence- Email re Position of Culvert, received by the City Council as Local Planning Authority on 29 September 2025.
- Supporting Information- Photo showing Culvert Position, received by the City Council as Local Planning Authority on 29 September 2025.
- Drawing- Proposed- Elevations, numbered P-1-210 REV C, received by the City Council as Local Planning Authority on 8 October 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The 2no. bathroom windows as shown on the approved 'Drawing- Proposed- Ground Floor Plan, numbered P-1-110 REV D', received by the City Council as Local Planning Authority on 12 August 2025, shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent properties from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

4) The materials to be used throughout the side extension hereby permitted shall be implemented in accordance with the approved details as set out in 'Supporting Information- Schedule of Materials', specified in Condition 2 of this approval.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

5) Notwithstanding the details as specified within condition 2, prior to any above ground works, final details of the specifications, elevations, siting and appearance of the cycle storage approved throughout the scheme shall be submitted to and approved in writing by the City Council as local planning authority. The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

6) The premises shall not be open outside the following hours:

Monday to Friday - 09.00hrs to 19.00 hrs

Saturdays - 09.00 hrs to 18.00 hrs

Sundays and Bank Holidays - 11.00 hrs to 17.00 hrs

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Policies H2.2 and DC26 and the Unitary Development Plan for the City of Manchester.

7) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include:

i. Display of an emergency contact number;

ii. Details of wheel washing;

iii. Compound locations where relevant;

iv. Location, removal and recycling of waste;

v. Routing strategy and swept path analysis;

vi. Parking of construction vehicles and staff;

vii. Sheeting over of construction vehicles.

vii. Parking of construction vehicles and staff;

viii. Dust suppression measures.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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

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

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Any increase in the population of certain species of birds in this area could increase the bird strike risk at Manchester Airport. Birds are attracted to the relative warmth, shelter and security afforded by photovoltaic panels. Therefore, the perimeter of the array should ideally be bird proofed or installed with minimal spacing between the roof and the array to prevent access to birds. Alternatively, the site owner should commit to monitoring the roof on a regular basis and take deterrence action should gulls, pigeons or corvids be attracted to the installation. Manchester Airport undertakes periodic checks of its surroundings to ensure that no installations create an increased bird strike risk, and the applicant is reminded of their obligations under the Air Navigation Order Part 10:240 & 241.

MCC records highlight that the underground Longford Brook is located on site, while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>

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 access and or restrictive covenants that exist.

If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance 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 requirements are adhered to.

Greater Manchester Police recommend the following:

- Any new external doors are certified to a Secured by Design recognised standard.
- Any existing alarm systems should be extended to the extension (i.e. contacts on external doors and PIRs with the building).

Date: 16 October 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 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.