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	Agent (if used)
Co-operative Group C/o Agent	Jordan Clark Stantec 100 Barbirolli Square Manchester M2 3AB

Part 1 – Particulars of the application/development

Proposal: External works to facilitate the subdivision of the retail unit including shopfront alterations, blocking up and creation of new door openings, installation of a parcel service locker, cycle parking, bollards and ATM, replacement plant equipment and enclosure, removal of a tree, installation of boundary treatment and car park works alongside amendments to Sunday opening hours

Location: Co-Op, 135 - 141 Withington Road, Manchester, M16 8EE

Date of application: 14 March 2025

Application number: 142427/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

Officers have worked with the applicant in a positive and proactive manner to resolve any problems arising in relation to dealing with the planning application. In this case maters regarding servicing, bollard design, a consistent approach to the colouration of fascias, window frames etc for both units were raised with the planning agent. Thes matters have been satisfactorily resolved, and conditions have been attached as appropriate.

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:
CR3 Plant Layout plan ref: CR3-CBES- WHALLEY
Planning Agent letter dated 13th March 2025
Environmental Noise Survey and Noise Impact Assessment Report ref: 31862/NIA dated 5 March 2025
Heritage Statement February 2025 ref: 333101668 revision 2
Transport Statement ref: 4701 dated March 2025 Issue 3
Received 14th March 2025

Flood Risk Statement ref: STR 19525 rev.A03 dated 17th March 2025
Received 18th March 2025

Transport Note 01 ref: 4701 May 2025 received 2nd May 2025
Agent email 15.05.2025 incorporating a reply from the applicant's acousticians related to the noise levels in connection with external plant and background noise levels.
Agent email 15.05.2025 5.01PM in relation to application of vinyl to glazing
Agent email 15.05.2025 confirming tree retention

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Existing Site Plan, Location and Block Plan ref: 8816.55-BOW-A1-ZZ-ZZ-ZZ-A-0001 rev. P2
Proposed floorplan plan ref: 8816.55-BOW-A1-01-DR-A-0002 rev. P2
Proposed site plan ref: 8816.55-BOW-A1-01-DR-A-0003 rev. P2
Tree Survey report rev.2 dated 19th May 2025
Appendix B - Tree Constraints Plan ATS 00001
Appendix D Tree Constraints Plan ATS 00002
Received 19th May 2025

Bollard design ref: 11S019-S01- Issue-08
Proposed Elevations plan ref: 8816.55-BOW-A1-01-DR-A-0005 rev.P2
Received 22nd May 2025

Fascia Materials Specification (Main Signage : VE Fascia plan and Slat Engineering detail plan) received 30th May 2025

Proposed site plan ref: 8816.55-BOW-A1-01-DR-A-0003 rev. P3 received 5th June 2025.

Agent email dated 6th June 2025 in respect of retained bollard treatment.
Transport Statement ref: 4701 Issue 4 dated June 2025 received 6th June 2025
Agent email dated 10th June 2025 relating to the storage of refuse in relation to the northern unit.

Agent email dated 20th June 2025; Fairfaced lintel data sheet, and Proposed External wall design detail in proximity to retained tree plan ref: H346-001 rev.A received 20th 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 Manchester Core Strategy (2012).

3) Prior to the commencement of the development 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;

o Phasing and quantification / classification of vehicular activity.
o Routeing of vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
o Details of the location and arrangements for contractor parking and consideration of ongoing construction works and contractor parking in the locality.
o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
o A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
o Identification of measures to reduce noise emissions.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4) a) Notwithstanding the details submitted with the application, prior to the installation of the fascia to the northern unit , as referenced on the Fascia Materials Specification (Main Signage : VE Fascia plan and Slat Engineering detail plan) received 30th May 2025, a sample of the material shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the approved material.

b) The fascia panels, external doors and frames to proposed curtain walling/glazed areas, as related to each unit shall be coloured RAL 7043.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) a) The storage and disposal of refuse for the northern unit shall take place within the northern unit in accordance with the content of the email from the planning agent dated 10th June 2025. The approved scheme shall be implemented prior to first occupancy of the northern unit and shall remain in situ whilst the use or development is in operation within the northern unit.

b) Before the southern unit is occupied a finalised scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority.

c) The details of the approved scheme for the southern unit shall be implemented prior to first occupancy of 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 SP1, EN19 and DM1 of the Manchester Core Strategy (2012).

6) a) The development shall be implemented in accordance with CR3 Plant Layout plan ref: CR3-CBES- WHALLEY , and Environmental Noise Survey and Noise Impact Assessment Report ref: 31862/NIA dated 5 March 2025 as updated by contents of email from the planning agent dated 15th May 2025 incorporating a reply from the applicant's acousticians related to the noise levels in connection with external plant and background noise levels.

b) Prior to the operation of the units, a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with
any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

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 SP1, and DM1 of the Manchester Core Strategy (2012), and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) a) The northern unit (food store) (406sq.m) hereby approved shall not operate outside the following hours:
o 07.00 to 22.00 Monday to Sunday

b) The retained southern unit (285sq.m.) shall not operate outside the following hours:
o 07.00 to 22.00 hrs Monday to Saturday, and 10.00 to 16.00 hrs on Sundays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012),and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

8) No deliveries, servicing and collections, including waste collections, shall be carried out on the site outside the hours of:
07.00 to 19.00 hrs Monday to Saturday and 08.00 to 16.00 on Sundays and Bank Holidays.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012).

9) The space and facilities for bicycle parking cycle storage facilities in the location shown on plan ref: Proposed site plan ref: 8816.55-BOW-A1-01-DR-A-0003 rev.P2 received 19th May 2025 and Proposed Elevations plan ref: 8816.55-BOW-A1-01-DR-A-0005 rev.P2 received 22nd May 2025 shall be implemented , prior to the development hereby approved being brought into use. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy (2012).

10) The storage of trolleys associated with operational requirements of the northern and southern units shall take place inside the two units to be created.

Reason - In the interests of visual amenity, pursuant to policies SP1 and DM1 in the Manchester Core Strategy (2012), and DC18.1 of the Unitary Development Plan for the City of Manchester.

11) Servicing and delivery vehicles shall use the Withington Road entrance only and shall not use the Mayfield Road entrance at any time.

Reason - In the interests of residential amenity and highway safety, pursuant to pursuant to policies SP1 and DM1 in the Manchester Core Strategy (2012).

12) The service yard shall be used for loading and unloading purposes only and shall not be used for the open storage of goods, pallets, loading trolleys and refuse at any time.

Reason - In order to prevent obstructions to delivery vehicles and in the interests of visual amenity, pursuant to policies SP1 and DM1 in the Manchester Core Strategy (2012), and DC18.1 of the Unitary Development Plan for the City of Manchester.

13) Prior to the implementation of the ATM hereby approved finalised details of the location and design of security measures (including a dedicated lighting source, CCTV coverage and defensible space demarcation (i.e. 1sq m hatched area) shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

14) Prior to the installation of the proposed of bollards shown on Bollard design ref: 11S019-S01- Issue-08, finalised details of the colouration shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) In this condition ""retained tree"" means an existing tree, which is to be as shown as retained in Tree Survey report rev.2 dated 19th May 2025 ;Appendix B - Tree Constraints Plan ATS 00001 ;Appendix D Tree Constraints Plan ATS 00002 received 19th May 2025, specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development for its permitted use.
(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

16) The boundary treatment to the eastern boundary of the car park shall be implemented in accordance with the details shown on plan refs: Proposed site plan ref: 8816.55-BOW-A1-01-DR-A-0003 rev. P3, Proposed Elevations plan ref: 8816.55-BOW-A1-01-DR-A-0005 rev.P2 and Proposed External wall design detail in proximity to retained tree plan ref: H346-001 rev.A, prior to either of the units being brought into use, and the boundary treatment to the eastern boundary of the car park shall thereafter be retained and maintained in situ.

Reason - In the interests of visual amenity and site security, pursuant to policies SP1 and DM1 in 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:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

In relation to security measures :
- any new aspects of the shopfront and the building (i.e. escape doors) should be certified to Secured by Design standards.
- Any internal shutters should be certified to LPS 1175 SR1/2.
- The northern unit should have the infrastructure for the easily installation of an alarm, CCTV and access control systems.

.It is recommended that the applicant subscribes to the EA flood warning service. The site management should prepare a flood response plan outlining information of flood risk and actions to be taken in an event of a flood.

Date: 3 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 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.