

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 Naeem Akhtar
61 Great Ducie Street
Manchester
M3 1RR

Agent (if used)

Miss Nazia Shah
Urban Future Planning Consultancy Ltd
Rockley House
Rockley Street
Dewsbury
WF13 1NS

Part 1 – Particulars of the application/development

Proposal: Continued use of premises as an indoor trampoline park & leisure facilities with associated parking for a temporary 3 year period

Location: 61 Great Ducie Street, Manchester, M3 1NF

Date of application: 4 March 2025

Application number: 142312/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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

1) The permission hereby granted is for a three year temporary period only, expiring on 29/04/2028. The use comprising the development for which permission is hereby granted is required to be respectively discontinued following the expiration of this period.

Reason - In the interests of the long term regenerative framework objective for the area, pursuant to policy SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Drawing - Proposed GA GROUND FLOOR PLAN
-Drawing - Proposed 003 FLOOR PLANS
-Flood Risk Assessment or Drainage FLOOD RISK ASSESSMENT
-Transport or Travel information TRANSPORT ASSESSMENT
-Supporting Information PLANNING STATEMENT
All received by the City Council, as Local Planning Authority, on 04/03/2025

-Drawing - Proposed BOLLARD LOCATION PLAN received by the City Council, as Local Planning Authority, on 25/04/2025

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 premises shall not be open outside the following hours:-

09.00 to 22.00 hrs daily

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

4) Deliveries, servicing and collections, including waste collections shall not take place outside of the following hours:

07.30 to 20.00 Monday to Saturday.

No Deliveries, servicing and all collections, including waste collections shall take place on Sundays and Bank Holidays.

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

5) Any externally mounted ancillary equipment shall be acoustically insulated in accordance with a scheme submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1 and SP1 of the Manchester Core Strategy.

6) The use hereby approved shall continue to operate in accordance with the approved waste management strategy, pursuant to planning permissions referenced 115056/FO/2017, 116561/JO/2017, 126009/FO/2020, 136655/FO/2023 and condition discharge application referenced CDN/17/0397. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

7) The use hereby approved shall continue to operate in accordance with the Acoustic Assessment produced by AB Acoustic received via e-mail dated 28th July 2017, together with the additional details provided in an e-mail dated 9th August 2017, pursuant to planning permissions referenced 115056/FO/2017, 116561/JO/2017, 126009/FO/2020, 136655/FO/2023 and condition discharge application referenced CDN/17/0397.

Reason - To safeguard the amenities of nearby occupiers, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

8) The use hereby approved shall continue to operate in accordance with the agreed cycle parking provision, pursuant to planning permissions referenced 115056/FO/2017, 116561/JO/2017, 126009/FO/2020, 136655/FO/2023 and condition discharge application referenced CDN/17/0397.

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 mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

9) The use hereby approved shall continue to operate in accordance with 'Secured by Design' award, as per the letter received from Greater Manchester Police dated 8th August 2017 (Ref: 2017/0119/SBD/01) pursuant to planning permissions referenced 115056/FO/2017, 116561/JO/2017, 126009/FO/2020, 136655/FO/2023 and condition discharge application referenced CDN/17/0397.

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

10) The use hereby approved shall continue to operate in accordance The Travel Plan produced by RSK dated 30th June 2017, pursuant to planning permissions referenced 115056/FO/2017, 116561/JO/2017, 126009/FO/2020 and subsequent condition discharge application referenced CDN/17/0397. Within six months of this permission, a further, revised Travel Plan which takes into account the information about travel patterns gathered shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

11) The use hereby approved shall continue to operate in accordance with the Car Park Management Plan produced by RSK dated 3rd July 2017, pursuant to planning permissions referenced 115056/FO/2017, 116561/JO/2017, 126009/FO/2020 and subsequent condition discharge application referenced CDN/17/0397.

Reason - In the interests of highway safety and to ensure adequate car parking provision, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

12) The use hereby approved shall continue to operate in accordance swept path arrangement for waste collection vehicles, shown on drawing numbered 488.01A received by the City Council as Local Planning Authority on 6th July 2017, pursuant to planning permissions referenced 115056/FO/2017, 116561/JO/2017, 126009/FO/2020 136655/FO/2023 and condition discharge application referenced CDN/17/0397.

Reason - In the interests of highway safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the unit shall be for a trampoline and associated leisure use only. No part of the premises shall be used for any other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

14) Within two months of the date of this permission, the scheme for bollards shown on the approved plan (Drawing - Proposed BOLLARD LOCATION PLAN received by the City Council, as Local Planning Authority, on 25/04/2025). The bollards shall be erected only in accordance with this scheme and shall remain in situ for the duration of the planning permission.

Reason -In the interests of highway safety, pursuant to policies DM1 and SP1 of the Manchester 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

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.

Date: 29 April 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026