

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

Blossom Street Motors
27 Gun Street
Manchester
M4 5DN

Agent (if used)

Andrew Burns
Atelier MB
Suite 2A
Amazon House
Brazil Street
Manchester
M1 3PW

Part 1 – Particulars of the application/development

Proposal: Conversion of vehicle garage into market hall (Use Class E).

Location: Blossom Motor Company, 27 Gun Street, Manchester, M4 5DN

Date of application: 23 January 2025

Application number: 141792/FO/2024

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 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:

- o 2062 - E(900): Location Plan
- o 2062 - P(100) Revision E: Ground Floor Plan - Proposed (Received 10/03/2025)
- o 2062 - P(101) Revision A: Ground Floor Plan - Existing to be removed
- o 2062 - P(120) Revision A: Roof Plan - Proposed
- o 2062 - P(121) Revision A: Roof Plan - Existing to be removed
- o 2062 - P(200) Revision G: Elevation - Henry Street - Proposed (Received 27/03/2025)
- o 2062 - P(210) Revision F: Elevation - Gun Street - Proposed (Received 27/03/2025)
- o 2062 - P(300) Revision A: Sections - Proposed
- o 2062 - P(310) Revision A: Localised Sections Sheet 1 (Received 27/03/2025)
- o 2062 - P(600) Revision C: Sketch 3D Internal Views (Received 10/03/2025)
- o 2062 - P(610) Revision C: Sketch 3D External Views (Received 10/03/2025)
- o 2062 - P(950): Refuse Plan
- o Design and Access Report (Prepared by Atelier.MB; Dated November 2024)
- o Odour Assessment (Prepared by Redmore Environmental; Dated 12/12/2024)
- o Correspondence RE Bats (Prepared by Tyrer Ecological Consultants; Dated 26/11/2024)
- o Inspection & Assessment in relation to Bats & Breeding Birds (Prepared by Tyrer Ecological Consultants; Dated January 2025; Received 15/01/2025)
- o Biodiversity Metric Calculations (Prepared by Tyrer Ecological Consultants; Dated and Received 15/01/2025)
- o Heritage Statement (Prepared by Atelier.MB; Dated November 2024)
- o Noise Impact Assessment - Blossom Markets (Prepared by PDA Acoustic Consultants; Report reference number J005274-8170-CW-02; Dated March 2025; Received 07/03/2025)
- o Transport & Management Plan (Prepared by Atelier.MB; Received 14/01/2025)
- o Waste Management Strategy Proforma (Received 14/01/2025)

All stamped as received by the City Council as Local Planning Authority on 20/12/2024, unless specified otherwise.

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 the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Communication strategy with residents and businesses
- o Display of an emergency contact number;
- o Details of wheel washing where relevant;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Measures to mitigate risks such as objects falling from height and impacting highway users;

- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.

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.

The demolition and construction of the development shall then be carried out in accordance with the approved plan.

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

4) Prior to the commencement of any of the following works hereby approved, exact details regarding their dimensions and finish, including material samples, shall be submitted to and approved in writing by the City Council as Local Planning Authority:

- a. Installation of new windows to the property's Gun Street and Henry Street elevations
- b. Installation of new roof light
- c. Installation of new brickwork
- d. Installation of new external doors/gates

The development shall then proceed 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 Core Strategy.

5) Prior to the completion of the development, a scheme for the provision of bird and bat boxes on site, and other biodiversity net gain measures, if applicable, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved measures shall be implemented prior to the completion of the development and shall thereafter be retained and maintained for the lifetime of the development.

Reason - In the interest of securing a biodiversity net gain on site in accordance with Core Strategy Policies DM1 and EN15, and the National Planning Policy Framework.

6) a) Notwithstanding the approval of the Odour Assessment, prepared by Redmore Environmental; Dated 12/12/2024; and received 20/12/2024, fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a

scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, and Saved Unitary Development Plan Policy DC26.

7) a) The premises shall be acoustically insulated in accordance with the approved Noise Impact Assessment (Prepared by PDA Acoustic Consultants; Report reference number J005274-8170-CW-02; Dated March 2025; Received 07/03/2025). The approved scheme shall be implemented in full before the use commences, with only background level music being authorised and entertainment noise not being permitted.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable 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 occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy, and Saved Unitary Development Plan Policy DC26.

8) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be 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. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme 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 safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

9) Prior to the completion of the development, final details regarding the design and appearance of the fume extraction system hereby approved, and a plant screen, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed in accordance with the approved details and be completed and made available for use prior to its first occupation.

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 Core Strategy.

10) Prior to the completion of the development hereby approved, a scheme of highway works and details of footpath resurfacing along Henry Street shall be submitted for approval in writing by the City as Local Planning Authority.

The approved scheme shall be implemented and be in place prior to the completion of the development hereby approved and thereafter be retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

11) Prior to the first use of the development, a delivery and servicing management plan shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plan shall include detail on the coordination of such activities to ensure the operations of the approved development take place outside of peak-hours and appropriate refuse servicing/presentation measures. The development shall then adhere to the approved strategy for its lifetime.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation and minimise the development's operation on the local highway network in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

12) Prior to the occupation of the development, details of cycle storage provision on site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development and made available for use prior to its first occupation, they shall then be retained and maintained for the lifetime of the development thereafter.

Reason - To ensure there is sufficient cycle storage provision on site in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

13) Prior to the first use of the premises, a signage strategy shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved strategy shall then be implemented as part of the development and then be adhered to thereafter.

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

14) a) Before the use hereby approved commences, external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

15) The commercial units hereby approved shall be used for Class E (a) or (b), excluding convenience retail and gym use, and for no other purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

16) The development hereby approved shall store and collect its waste and recycling in accordance with the following plan and documents for its lifetime:

- o 2062 - P(950): Refuse Plan (Received 20/12/2024)
- o Design and Access Report (Prepared by Atelier.MB; Dated November 2024; Received 20/12/2024)
- o Waste Management Strategy Proforma (Received 14/01/2025)

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

17) The premises shall not be open to the public outside the following hours:

- o Monday - Sunday (Including Bank Holidays): 07:00 - 23:00

Reason - To safeguard the amenities of the occupiers of nearby accommodation, pursuant to Core Strategy Policies DM1 and SP1 and saved UDP policies DC26.1 and 26.5.

18) 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 in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

19) All external doors of the development hereby approved shall open away from the public highway.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

20) All alterations to the property, including the provision of new windows and doors, hereby approved shall be completed to secured by design standards.

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.

21) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

22) All windows, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window openings at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed windows are an integral and important element in the design of the lower level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

23) The development hereby approved shall include for full level access to be provided throughout it.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

24) The 8no commercial Class E units hereby approved shall not be sub-divided nor amalgamated for the lifetime of the development unless explicit planning permission for such works is granted.

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

25) No outside seating will be provided for the lifetime of the development.

Reason - In the interest of protecting neighbouring amenity in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

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.

Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Date: 10 April 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.



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](#)

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