

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

Aftab
Castlefield House Properties Limited
Suite 1 Bonded Warehouse
18 Lower Byrom Street
Manchester
M3 4AP

Agent (if used)

Mrs Deborah Baker Barnett
Zerum
South Central
11 Peter Street
Manchester
M2 5QR

Part 1 – Particulars of the application/development

Proposal: Exterior alterations to elevations and public realm improvements, including alterations to parking at Castlefield House.

Location: Castlefield House, Liverpool Road, Manchester, M3 4SB

Date of application: 25 November 2024

Application number: 141586/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 CH_LP-01 Revision P1: Location Plan (Received 25/11/2024)
- o CH-GE-01 Revision P3: Proposed South Elevation
- o CH-GE-02 Revision P3: Proposed West Elevation
- o CH-GE-03 Revision P3: Proposed North Elevation
- o CH-GE-04 Revision P3: Proposed East Elevation
- o CH-GE-10 Revision P2: Proposed Detailed Elevation
- o CH-GE-11 Revision P3: Proposed Detailed Elevation
- o CH-SP-01 Revision P3: Proposed Site Plan
- o CH-SP-02 Revision P2: Liverpool Road Public Realm Detailed Plan
- o CH-SP-03 Revision P3: Barton Street Cycle Store Detailed Plan
- o Sketch - SK-4 Rev A: Metal Screening to Cycle Store

All stamped as received by the City Council as Local Planning Authority on 07/02/2025, 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 construction 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;
- 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 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) a) Before the development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site shall be undertaken and submitted to the City Council as Local Planning Authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as Local Planning Authority. The necessary costs for this repair and/or reinstatement shall be met by the applicant.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

5) No development works shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the City Council as local planning authority.

The Project Design shall cover the following:

- a) A phased programme and methodology of investigation and recording to include:
 - archaeological monitoring and recording during any ground-breaking works.
- b) A programme for post-investigation assessment to include: - production of a final report on the results of the investigations and their significance.
- c) Deposition of the final report with the Greater Manchester Historic Environment Record.
- d) Dissemination of the results of the archaeological investigations commensurate with their significance.
- e) Provision for archive deposition of the report and records of the site investigation.
- f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved Project Design.

Reason - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

6) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted and approved in writing by the City Council, as Local Planning Authority. This shall include the following:

- o Evidence of drainage hierarchy adherence.
- o Finalised surface water drainage layout including all components, levels and connectivity.
- o Evidence of connection approval in principle.

- o Maintenance and management plan.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

7) 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. The cleaning of the property's cladding
- b. Installation of new aluminium coping
- c. Installation of fascia to conceal ground floor gutter above Liverpool Road entrance
- d. Installation of new aluminium cladding piece to replace ground floor green fin

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.

8) Prior to the insertion of the new doorway on the property's southern facing elevation, and the installation of the emergency access gate along Barton Street, material samples and exact details regarding their finish and profile 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.

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.

9) Prior to the commencement of any works in relation to the external cycle store hereby approved, final details that shall confirm the store's dimensions and material finish 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, be made available for use prior to the completion of the development and be retained and maintained thereafter for its lifetime.

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) a) Prior to the commencement of development of, with the exception of site clearance works, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as

Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- I. Final and exact details of the design and layout of the approved public realm works
- II. Details of the proposed hard landscaping measures, including material samples
- III. Details of the proposed street furniture including seating, bins, bollards, planters and lighting poles;
- IV. Details of any external steps and handrails;

b) The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved timeframes.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the emerging Core Strategy.

11) (a) Prior to the commencement of any development in relation to the implementation of soft landscaping works, a detailed landscape plan pursuant to the indicative details shown on drawing no.CH-SP-02 Rev P2 shall be submitted to and approved in writing by the City Council as Local Planning Authority. The landscape plan shall confirm the species of tree and other plants to be utilised in the scheme, as well as their overall size and maturity. Detail regarding the long term management of the proposed street trees which shall include measures to prevent tree girdling shall also be included within the scheme. The development shall then proceed in accordance with the approved details.

(b) The approved scheme shall be implemented prior to the completion of the development. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

12) Prior to the completion of the development hereby approved, a scheme of highway works and details of footpath reinstatement along Liverpool Road 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).

13) Prior to the completion of the development, a scheme for the provision of bird and bat boxes on site 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.

14) a) Prior to the completion of the development, details of the provision of electric vehicle charging infrastructure on site will 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.

b) Within one month of the completion of the development a verification report confirming the installation of the approved works shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of promoting sustainable forms of transportation to and from the application site, and improving the air quality of the City Centre in accordance with Core Strategy Policies CC5, EN16 and DM1, Places for Everyone Plan Policy JP-S6, and the National Planning Policy Framework.

15) The car parking spaces shown on drawing no. CH-SP-01 Revision P3, shall be demarcated and made available for use prior to the completion of the development. The car parking spaces shall then be retained and maintained for the lifetime of the development.

Reason - To ensure adequate and safe car parking on site, in accordance with Core Strategy Policy DM1 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.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

No works to trees, shrubs or vegetation clearance shall occur or demolition commence during the main bird breeding season between 1 March and 31 August inclusive in any year, unless a competent suitably experienced ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Notwithstanding the inclusion of advertisements on the approved plans, such development requires advertisement consent, and the granting of planning permission does not mitigate the need for this, nor confirms its acceptability. If advertisements are to be installed on site a separate advertisement consent application must be submitted to the City Council as Local Planning Authority.

Date: 4 March 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