MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	144455/FO/2025
Date registered valid:	5 November 2025
Proposal:	Extension of rooftop including alterations to roof with conversion of floors 1 to 4 to form 8 residential apartments (Use Class C3a) and the formation of new residential entrance from Sickle Street, including associated works.
Address:	Floors 1-4 82 - 84 Market Street, Manchester, M1 1PD
Ward(s):	Deansgate Ward
Applicant:	Cambridge Park Ltd
Agent (if any):	Mr David Tye Paul Butler Associates Ltd
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	13 April 2026

Application details

Type of application: Full Application Consent

Development type: Minor Dwellings

Date of site visit: 10 June 2025

Standard consultations:
Printed: 17 November 2025 Expired: 8 December 2025

Neighbour notifications
Printed: 17 November 2025 Expired: 8 December 2025

Site notice
Posted: 26 November 2025 Expired: 17 December 2025

Press advert
Published: 25 November 2025 Expired: 16 December 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order: Not applicable

Description of site/building

This application relates to a property located at 82-84 Market Street, which is considered to be a non-designated heritage asset due to its age and the detailing within the elevations.

It is a red brick 4 storey mid nineteenth century building that retains architectural interest. The interior has been gutted, and an internal steel frame and concrete floors have been installed. The exterior retains Georgian characteristics and is representative of the historic narrow frontages at this side of Market Street.

The side and rear elevation both abut Sickle Street which is a narrow alleyway that has an open yard that provides a cut through between Market Street, Pheonix Street and Fountain Street. The rear elevation has a splayed three storey brick elevation with sash windows and segmental arched headers. It is a surviving Georgian Building that has been used for warehousing and retailing.

The roof is not original, however the dimensions of the front of the roof appear to reflect the shape of the original roof. The rear of the roof has previous extension and portion of the roof has been demolished and left open.

The ground floor is currently occupied by Greggs the Bakers while the upper floors are vacant. Greggs have occupied the ground floor since 2023.

The building makes a positive contribution to the surrounding conservation area.

Description of area

The building is within the Upper King Street Conservation Area and fronts onto Market Street, which is a pedestrianised main retail street within the City Centre with high footfall. The Arndale Centre is on the opposite side of Market Street.

It is within the setting of the Grade II listed former Debenhams department store.

The building is within the central shopping and business area of the City Centre and surrounding uses include shops, offices, bars, restaurants and entertainment venues.

The site is in flood zone 1. It is in an air quality management zone.

Relevant application history

Planning Application referenced 142465/FO/2025 was withdrawn in spring 2025 due to issues with security and the external works.

Advertisement Consent Application refenced 136131/AO/2023 allowed the installation of non-illuminated individual letters fascia sign and projecting sign at the property to advertise Greggs in April 2023

Planning Application referenced 130349/FO/2021 allowed the creation of a new entrance off Sickle Street and block up rear access door at the property in October 2021

Description of development

Planning permission is now sought to use the upper floors as residential apartments. Eight apartments are proposed comprising 4 one-bedroom apartments and 4 two-bedroom apartments.

External works comprise:

- A single storey extension to the rear of the roof of the building.
- Installation of flush roof lights fronting Market Street.
- Installation of dormer windows on the side of the building fronting Sickle Street
- Installation of external lighting.
- The creation of a new main entrance on the splayed corner.
- Works to the highway of Sickle Street.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting a conservation area and affecting the setting of listed buildings, a site notice was displayed on site and letters were sent to surrounding occupiers - no responses were received.

Highway Services - Recommended conditions to require the submission and agreement of a construction management plan, a travel plan, cycle parking access measures and a scheme of highway works.

Environmental Health - Recommended conditions to require the submission and agreement of a construction management plan, acoustic reports for the accommodation and external equipment, further details of the waste management scheme and air quality impact reports.

MCC Flood Risk Management - Recommended informatives.

Greater Manchester Police - Advised that the works should comply with the submitted Crime Impact Statement.

Greater Manchester Ecology Unit - Recommended the provision of a bat or bird box and confirmed that the proposals are de minimus.

Issues

Policy

The Development Plan

The Development Plan consists of:

- Places for Everyone,
- The Manchester Core Strategy (2012); and
- Saved policies of the Unitary Development Plan for the City of Manchester (1995).

The Core Strategy is the key document and sets out the long-term strategic planning policies for Manchester's future development.

A number of UDP policies have been saved.

Planning applications in Manchester must be decided in accordance with the Places for Everyone, the Core Strategy and saved UDP Policies as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 unless material considerations indicate otherwise.

Places for Everyone Plan

The Places for Everyone Plan is a Joint Development Plan Document, providing a strategic plan and policies, for nine of the 10 boroughs which make up Greater Manchester.

The site falls within the City Centre which is part of the Core Growth Area. The relevant policies in the Plan are:

Objective 1: Meet our housing need
Objective 2: Create neighbourhoods of choice
Objective 3: Playing our part in ensuring a thriving and productive economy in all parts of Greater Manchester
Objective 4: Maximise the potential arising from our national and international
Objective 5: Reduce inequalities and improve prosperity
Objective 6: Promote the sustainable movement of people, goods and information.
Objective 7: Playing our part in ensuring that Greater Manchester is a more resilient and carbon neutral city-region
Objective 8: Improve the quality of our natural environment and access to green spaces
Objective 9: Ensure access to physical and social infrastructure
Objective 10: Promote the health and wellbeing of communities.

Policy JP-Strat1 - Core Growth Area

Policy JP-Strat2 - City Centre
Policy JP-S1 - Sustainable Development
Policy JP-S2 - Carbon and Energy
Policy JP-S4 - Flood Risk and the Water Environment – The proposal would be supported by surface water drainage system.
Policy JP-S5 - Clean Air
Policy JP-S6 – Resource Efficiency
Policy JP-H3: Type, Size and Design of New Housing
Policy JP-H4: Density of New Housing
Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
Policy JP-P1 - Sustainable Places
Policy JP-P2 – Heritage
Policy JP-C1 - An Integrated Network
Policy JP-C3 – Public Transport
Policy JP-C5 - Streets for All
Policy JP-C6 - Walking and Cycling
Policy JP-C7: Transport Requirements of New Development
JP-S3: Heat and Energy Networks

Manchester Core Strategy Development Plan Document (2012)

The Core Strategy contains a number of Strategic Spatial Objectives that form the basis of the policies contained therein, as follows:

SO1. Spatial Principles
SO2. Economy
S05. Transport
S06. Environment
Policy SP1 Spatial Principles
Policy EC3 The Regional Centre', Primary Economic Development Focus (City Centre and Fringe
Policy CC5 Transport
Policy CC6 City Centre High Density Development
Policy CC8 Change and Renewal
Policy CC9 Design and Heritage
Policy CC10 A Place for Everyone
Policy H1 Overall Housing Provision
Policy H5 Central Manchester
Policy T1 Sustainable Transport
Policy T2 Accessible Areas of Opportunity and Need
Policy EN1 Design Principles and Strategic Character Areas
Policy EN3 Heritage
Policy EN4 Reducing CO2 Emissions by Enabling Low and Zero Carbon Development
Policy EN6 Target Framework for CO2 reductions from low or zero carbon energy supplies
Policy EN8 Adaptation to Climate Change
Policy EN9 Green Infrastructure
Policy EN14 Flood Risk
Policy EN15 Biodiversity and Geological Conservation
Policy EN 16 Air Quality
Policy EN19 Waste
Policy DM1 Development Management

The Unitary Development Plan for the City of Manchester (1995)

The Unitary Development Plan for the City of Manchester was adopted in 1995. However, it has now been largely replaced by the Manchester Core Strategy. There are some saved policies which are considered relevant and material and therefore have been given due weight in the consideration of this planning application. The relevant policies are as follows:

Saved Policy DC7 New Housing Development
Saved Policy DC18.1 Conservation Areas
Saved Policy DC19 Listed Buildings
Saved Policy DC26 Development and noise

Manchester Draft Local Plan

The Manchester Draft Local Plan went out to Regulation 18 consultation on 22 September 2025. The Plan will set out a framework for how land in Manchester should be developed and will guide decisions on planning applications. However, due to its formative state, under paragraph 49 of the NPPF it has no weight in the determination of this application.

Other local material policy considerations

The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

This Supplementary Planning Document supplements guidance within the Core Strategy with advice on development principles including on design, accessibility, design for health and promotion of a safer environment.

Manchester Residential Quality Guidance (2016)

This document provides specific guidance for Manchester and includes a section on the consideration of space and daylight. The guide states that space standards within dwellings should comply with the National Described Space Standards as a minimum. In assessing space standards for a particular development, consideration needs to be given to the planning and laying out of the home and the manner in which its design creates distinct and adequate spaces for living, sleeping, kitchens, bathrooms and storage. The size of rooms should be sufficient to allow users adequate space to move around comfortably, anticipating and accommodating changing needs and circumstances.

Manchester Housing Strategy 2022-2032

This seeks to deliver 36,000 new homes by 2032, including 10,000 affordable homes and supports high density housing in the conurbation core. Residents require access to good quality homes across different types, tenures, and price ranges.

Residential Growth Strategy (2017)

This recognises the critical relationship between housing and economic growth. There is an urgent need to build more new homes for sale and rent to meet demand from the growing population. Housing is one of the key Spatial Objectives of the Core Strategy and the Council aims to provide for a significant increase in high quality housing at sustainable locations and the creation of high-quality neighbourhoods with a strong sense of place.

National Policy

National Planning Policy Framework

The revised NPPF re-issued in December 2024. The document states that the 'purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the 'objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs' (paragraph 7). In order to achieve sustainable development, the planning system has three overarching objectives – economic, social and environmental (paragraph 8).

Section 5
Section 6
Section 7
Section 8
Section 9
Section 11
Section 12
Section 14
Section 15
Section 16

Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a "presumption in favour of sustainable development". This means approving development proposals that accord with an up-to-date development plan without delay.

Draft National Planning Policy Framework - 16th December 2025

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making.

Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it. As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

National Planning Practice Guidance (NPPG)
Planning (Listed Buildings and Conservation Areas) Act 1990

Legislative requirements

Section 70 (2) of the TCPA 1990 (as amended)
Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990
S149 (Public Sector Equality Duty)
Section 17 of the Crime and Disorder Act 1998

Issues

Principle of the proposal and development's contribution to regeneration

Regeneration is an important planning consideration as the City Centre is the primary economic driver in the region and is crucial to its economic success. There is an important link between economic growth and regeneration, and more homes are required to support economic growth. The proposal would convert an existing building in a central location on Market Street. It would make use of vacant upper floors within a surviving Georgian building.

Manchester is the fastest growing city in the UK, and the population is expected to increase considerably by 2030. This, together with trends and changes in household formation, requires more housing. Around 3,000 homes are required each year, and the proposal would contribute towards this. Providing the right quality and diversity of housing is critical to maintaining growth and success.

This proposal would provide homes in a highly sustainable well-connected location. It would deliver construction jobs and jobs in the supply chains. It would contribute positively to economic, social and environmental requirements of policies EC3, H1 and H5 of the Core Strategy.

The proposal would complement and build on the City Council's regeneration initiatives and is therefore consistent with sections 5, 6 and 7 of the National Planning Policy Framework, Core Strategy policies SP1, CC1, CC10, EN1 and DM1 and P of E Policies JP-S1 and JP-H4.

Accommodation mix

This proposal is for 8 homes within the constraints of a restricted floorplate of an historic building and 50% would be suitable for families with 2-bedrooms and 50% would be 1-bedroom units. The apartment mix is considered acceptable in this case due to the space within the existing building and the locations of the existing stair and lift cores. All would comply Manchester Residential Quality Guidance with level access throughout and would comply with Part M4(2) of the Building Regulations.

The 8 homes proposed falls below the 15 dwelling thresholds for affordable housing in Core Strategy Policy H8.

Climate change, sustainability and energy efficiency

This would be a located in a highly sustainable location, close to Market Street Metrolink Stop and easy walking distance from Victoria and Piccadilly Stations and Castlefield.

Sustainability principles would be incorporated during construction and waste management would prioritise recycling. The travel plan would encourage residents to use public transport. The homes would have 1 secure cycle storage space per apartment.

The building would be all electric with energy-efficient systems and innovative technologies would be used to minimise the proposals carbon footprint.

Also proposed to achieve this are the following measures:

The limiting of air permeability
The limiting of thermal bridging
Energy saving building services including low energy lighting controls

The proposal includes a single communal Air Source Heat Pump (ASHP) with a backup proposal of an ASHP within each apartment. In accordance with Core Strategy Policies EN 4 and EN 6 and PfE Policy JP-S1 and SP2-, the proposals would secure a 22% betterment over Building Regulations Part L1a 2021.

Scale and appearance

The rooftop extension would infill the gap in the roofscape and rebuild the rear roof improving the shape of the existing roof. It would also include roof lights and dormer windows to increase

the space on the top floor. These features would allow the accommodation of 8 apartments while maintaining a roofscape in-keeping with the age of the building. Windows would also be reinstated in blocked up openings and the apartment layout would work around the window openings. It is the intention to remove the render, and a condition would require details of the repairs or reinstatement works depending on the condition and material discovered when the render is removed.

The door would be in keeping with the age of the building with a timber panelled door located on the splayed corner. A replica dummy window would be installed adjacent the entrance with matching soldier course and sash window with stone cill.

The new entrance would allow a more secure and visible entry point. The appearance and security of Sickle Street would be improved with these works and external lighting and the extension of the pedestrianised paved area and relocation of the bollards.

The external works would help to restore the original appearance of the building.

Other conditions would require materials samples.

Overlooking

All areas that the windows would overlook are commercial.

Air Quality

The site is in an AQMA and the impact of construction and operational stages on air quality has been assessed. The construction process would produce dust and increased emissions. Any adverse impacts would be temporary and could be controlled using mitigation measures included within best practice guidance and set out in the Air Quality Assessment.

There would be no emissions from the proposal as the building would be all-electric. The mechanical ventilation with heat recovery would ensure that heating and cooling can take place without the need for windows to be open.

Details of the bin store ventilation would be required.

Given the above, it is considered that the proposal would have an acceptable impact on air quality and conditions should ensure this.

Noise and Vibration

The main sources of noise to the homes would be from traffic on nearby roads and plant. The mechanical ventilation system and glazing specifications are to be agreed prior to above ground works through condition and would be subject to verification prior to occupation.

The installation of plant, servicing and equipment, would be subject to a noise impact assessment prior to installation, followed by verification before occupation.

Provided that the plant equipment and residential accommodation is appropriately insulated the proposal would be in accordance with policy DM1 of the Core Strategy, extant policy DC26 of the UDP and the NPPF.

Waste Management

Sufficient space would be provided within the building for the storage and recycling of waste. Waste collection would take place on Sickle Street. Due to the use of the ground floor and the blocking of the basement with non-original structure, the bin store is located on the first floor. There would ventilation, a secure entrance to the store and a management company that would collect the waste.

A condition would require the implementation of the waste management strategy to satisfy policies EN19 and DM1.

Accessibility

The building entrance would be level and there is lift access to all floors as existing. All the homes would comply with M4(2) and could be adapted over time to meet the changing needs of its occupants including older and disabled occupants.

Flood Risk

The site is within Flood Zone 1 which is identified as having low probability of flooding.

Highways

The site is in highly accessible location. There would be 100% secure cycle parking, and a travel plan would support residents. A condition should ensure the travel plan is monitored.

Works to the highway are proposed to improve the appearance of the part of Sickle Street leading to the new entrance and to provide a level entrance. Full details of these works would be required by condition. These would require Section 278 approval.

Servicing would be from Sickle Street. The waste management strategy would be conditioned, and collections would take place outside of the AM and PM peak.

Construction management

The work would take place close to existing homes, but comings and goings during construction works from the site are likely to be less noticeable due to the location of the building on the major high street in the City Centre. These impacts are predictable and can be mitigated. A condition would require the approval of a construction management plan which would include amongst other things, details of dust suppression measures, highways management plan and details of machinery use.

Subject to the approval of a construction management plan, it is considered that the construction activities are in accordance with policies SP1 and DM1 of the Core Strategy and extant policy DC26 of the Unitary Development Plan.

Crime and Disorder

A Crime Impact Statement (CIS), prepared by Design for Security at Greater Manchester Police, recognises that the proposal would bring vitality to this area and recommends design principles to prevent opportunities for crime and the fear of crime. A condition is recommended requiring the CIS to be implemented in full.

Conclusion

The proposal conforms to the development plan taken as a whole as directed by section 38 (6) of the Planning and Compulsory Purchase Act 2004 and there are no material considerations which would indicate otherwise

The design would reuse an existing non-designated heritage asset with positive alterations. The proposal would provide 8 homes with a mixture of 1-bedroom and 2-bedroom units. It would complement and build on the Council's regeneration initiatives.

The building would be highly sustainable, and consideration has been given to its impact on the local area including adjacent residents. There would be no unduly harmful impacts on noise, air quality, contamination, water management or overlooking.

The building would be fully accessible. The waste can be managed and recycled in line with the waste hierarchy. Construction impacts can also be appropriately mitigated to minimise the effect on residents and businesses.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) to be attached to decision for approval

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:

The site location plan referenced 25043 01 Rev A received by the City Council as local planning authority on 5 November 2025

The drawings referenced:

25043 11 Rev A
25043 12 Rev G
25043 13 Rev G
25043 14 Rev E
25043 15 Rev E
25043 16 Rev E
25043 17 Rev C
25043 18
25043 19 Rev D
25043 20 Rev E
25043 21 Rev A
25043 22 Rev A
25043 23

Received by the City Council as local planning authority on 2 April 2026

The Design and Access Statement prepared by P4BA Rev D received by the City Council as local planning authority on 15 December 2025
The Air Quality and Odour Assessment prepared by Miller Goodall received by the City Council as local planning authority on 5 November 2025
The Crime Impact Statement prepared by Greater Manchester Police Design for Security received by the City Council as local planning authority on 5 November 2025
The Energy Statement prepared by Base Energy received by the City Council as local planning authority on 5 November 2025
The Planning Statement prepared by Paul Butler Associates received by the City Council as local planning authority on 5 November 2025
The Noise Impact Assessment prepared by PDA Acoustic Consultants received by the City Council as local planning authority on 5 November 2025
The completed Waste Management Proforma received by the City Council as local planning authority on 5 November 2025

The Transport Statement prepared by Mode Transport Planning received by the City Council as local planning authority on 5 November 2025
The Framework Transport Plan prepared by Mode Transport Planning received by the City Council as local planning authority on 5 November 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) No demolition of the existing building fabric on the site shall commence unless and until a Demolition and Construction Method Statement/ Management Plan has been submitted to and approved in writing by the City Council as Local Planning Authority. This should include a quality control/risk management strategy to ensure a robust approach to protecting the surrounding heritage assets during the works and also include the following details:

- Display of an emergency contact number.
- Detail the phasing and quantification / classification of vehicular activity associated with planned construction including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Detail on ongoing construction works and contractor parking in the locality.
- A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.
- Details of Wheel Washing.
- Dust suppression measures.
- Compound locations where relevant.
- Location, removal and recycling of waste.
- A routeing strategy for vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment.
- - Communication strategy with surrounding businesses which shall include details of how there will be engagement, consult and notify owners and occupiers during the works.
- A community consultation plan.
- Sheeting over of construction vehicles.
- details of any hoardings, skips and/or 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 approved Method Statement shall be adhered to throughout the Demolition and Construction period.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG).

4) a) The details of the approved Waste Management Strategy (Drawing referenced 25043 13G received by the Local Planning Authority on 2 April 2026 and the completed waste proforma received by the Local Planning Authority on 5 November 2025) shall be implemented as part of the development and be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

b) 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 amenity and public health, 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.

5) a) Prior to commencement of the development, an air quality impact and exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to the first occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

6) a) Prior to the first use of the development hereby approved, a scheme for boiler emissions and any other considerations, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason: In order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

7) a) i) Notwithstanding the details submitted with the application, prior to the commencement of any external works (including to the elevations and the roof) the following shall be submitted to and approved in writing by the Local Planning Authority:

- hand sized samples and specifications of all materials to be used on all external elevations
- drawings to illustrate details of full-sized sample panels that will be produced in line with an agreed programme
- a programme for the production of the full-sized sample panels and for submission of a strategy for quality control management.
- a full sample of a new window.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames

b) The approved materials shall then be implemented as part of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

8) a) Prior to any works above the ground floor of the building a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, including the bin store extract system and surrounding uses together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (nighttime - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

10) Prior to the commencement of above ground works, details on the number, siting and appearance of swift bricks, including material samples, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be retained and maintained thereafter.

Prior to the first use occupation of the apartments hereby approved, a scheme to verify that the swift bricks approved under part a of this condition have been installed on site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

11) a) Prior to the installation of the internal and external ventilation within the development hereby approved, either a scheme that demonstrates that the equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first operation of the equipment (part a), a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the ventilation equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the equipment and can commence.

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 Core Strategy and saved policy DC26 of the UDP.

12) a) Prior to the removal of any render from the elevations of the building a method statement for the removal of render shall be submitted to and approved in writing by the City Council as local planning authority.

b) The removal of the render shall be carried out fully in accordance with the approved method statement.

c) The possibility of repairing and reinstating the brickwork shall be assessed and the extent of testing and removal shall be fully justified and full details of the extent of shall be submitted to and approved in writing by the City Council as local planning authority.

d) The approved treatment of all areas currently covered in render shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied.

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.

14) a) No part of the development shall be occupied until the space and facilities for the parking of a minimum of 8 bicycles have been provided with at least one space provided within each apartment a shown on the drawings referenced 25043 13G, 14E, 15E and 16 E.

b) No part of the development shall be occupied until the measures for cycles to access the apartments have been submitted to and approved in writing by the City Council as local planning authority.

The approved spaces and facilities and access measures 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.

15) The development shall be carried out in accordance with the framework travel plan stamped as received by the City Council, as Local Planning Authority, on the 5 November 2025:

In this condition a Travel Plan means a document which includes:

i. the measures proposed to be taken to reduce dependency on the private car by those living at the development.
ii. a commitment to surveying the travel patterns of residents during the first three months of the first use of the building and thereafter from time to time
iii. mechanisms for the implementation of the measures to reduce dependency on the private car
iv. measures for the delivery of specified travel plan services
v. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this shall include the following:

a) The proposed new ground floor doorway.
b) The dropped kerb adjacent the proposed main entrance.
c) The repaving and realignment of the adopted highway.
d) The relocation/installation of bollards
e) Changes to the TRO

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

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)

17) The development shall be carried out in accordance with sections 4.3 and 5 of the Crime Impact Statement referenced 2024/0443/02, version A - dated 22.10.25. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation that these measures have been complied with. The security measures installed shall be maintained for the duration of the use.

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

18) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

19) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (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 exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

20) The development hereby approved shall include for full disabled access to be provided to the external areas of the apartment building. All apartments should be constructed to M (4) 2 standard.

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

21) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

22) 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) no windows shall be inserted into the elevations of the apartment building hereby approved other than those shown on the approved drawings outlined in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

1) The applicant should refer to the City Council's noise from building sites webpage for further information/guidance and also IAQM/EPUK Construction Guidance.

2) Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

3) 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 bird’s nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

4) Whilst the development has been assessed as very low risk for bats, the applicant is reminded that under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work shall cease immediately and a suitably licensed bat worker shall be employed to assess how best to safeguard the bat(s). Natural England shall also be informed.

5) Environment Agency Flood Warning and Met Office severe weather warnings:
It is recommended that all residents/building operators sign up for the Environment Agency Flood Warning service and Met Office severe weather warnings email alert service.
Existing Surface Water Drainage System
If the applicant proposes to re-use the existing surface water drainage system, it is recommended that a full survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
MCC Flood Risk Management
Greater Manchester Police
Greater Manchester Ecology Unit

74 - 76 Market Street, Manchester, M1 1PN
Basement, 82 - 84 Market Street, Manchester, M1 1PD
Flat 1, 1 Sickle Street, Manchester, M2 1DL
Flat 5, 1 Sickle Street, Manchester, M2 1DL
Flat 12, 1 Sickle Street, Manchester, M2 1DL
Unit 5 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Unit 10 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
51 - 55 Market Street, Manchester, M1 1WR
3 Spring Gardens, Manchester, M2 1FB
48 Arndale Centre, Market Street, Manchester, M4 2HU
Flat 3, 1 Sickle Street, Manchester, M2 1DL
Flat 6, 1 Sickle Street, Manchester, M2 1DL
Upper Mall, Arndale Centre, Market Street, Manchester, M4 2EA
27 Arndale Centre, Market Street, Manchester, M4 2HU
ALDI, 55A Market Street, Manchester, M1 1WR
68 - 70 Market Street, Manchester, M1 1PW
Sugar Hut, Kiosk Adjacent 74 To 76, Market Street, Manchester, M1 1PD
First Floor And Second Floor, 3 Spring Gardens, Manchester, M2 1FB
Unit 11 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 2, 1 Sickle Street, Manchester, M2 1DL
102 - 104 Market Street, Manchester, M1 1PB
Flat 16, 1 Sickle Street, Manchester, M2 1DL
Unit 824 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Ground Floor, 78 Market Street, Manchester, M1 1PD
Unit 3 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Flat 14, 1 Sickle Street, Manchester, M2 1DL
Flat 17, 1 Sickle Street, Manchester, M2 1DL
84 Arndale Centre, Market Street, Manchester, M4 2HU
Units 23 To 25 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AT
Lower Mall, Arndale Centre, Market Street, Manchester, M1 1WR
49 Market Street, Manchester, M1 1WR
What A Potato, Kiosk, Market Street, Manchester, M1 1PD
Stall Adjacent 82 To 84, Market Street, Manchester, M1 1PD
Unit 32A And Unit 33, Lower Mall Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Flat 4, 1 Sickle Street, Manchester, M2 1DL
47 Market Street, Manchester, M1 1WR
35 Market Street, Manchester, M1 1WR
72 Market Street, Manchester, M1 1PN
First And Second Floor, 82 - 84 Market Street, Manchester, M1 1PD
Unit 826 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
Basement To First Floor, 86 - 88 Market Street, Manchester, M1 1PD
Third Floor And Fourth Floor, 86 - 88 Market Street, Manchester, M1 1PD
Flat 11, 1 Sickle Street, Manchester, M2 1DL
Flat 9, 1 Sickle Street, Manchester, M2 1DL
Flat 15, 1 Sickle Street, Manchester, M2 1DL

Units 20 And 21 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
57 Market Street, Manchester, M1 1WR
33 Market Street, Manchester, M1 1WR
78 Market Street, Manchester, M1 1PD
Second And Third Floor, 3 Spring Gardens, Manchester, M2 1FB
Unit 825 Upper Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 2EA
48A Arndale Centre, Market Street, Manchester, M4 2HU
Unit 4 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Flat 8, 1 Sickle Street, Manchester, M2 1DL
Flat 7, 1 Sickle Street, Manchester, M2 1DL
Flat 10, 1 Sickle Street, Manchester, M2 1DL
Unit 11 Halle Place, Arndale Centre, Market Street, Manchester, M1 1PT
Units 31 And 32 Lower Mall, Arndale Centre, 98 Corporation Street, Manchester, M4 3AJ
Marsden Way South, Arndale Centre, Market Street, Manchester, M1 1WR
HOLLAND & BARRETT, 105 Market Street, Manchester, M1 1NN
1A High Street, Manchester, M4 1QB
First Seccond Floor And Third Floors, 90 - 100 Market Street, Manchester, M1 1PB
Flat 18, 1 Sickle Street, Manchester, M2 1DL
Flat 13, 1 Sickle Street, Manchester, M2 1DL
54 Arndale Centre, Market Street, Manchester, M4 2HU
93 Arndale Centre, Market Street, Manchester, M4 2HU
Tim Hortons, 107 Market Street, Manchester, M1 1NN

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (More) -
Susceptible to Surf Water Flood (More) -
Area Team Boundary - Name: CENTRAL