MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Tim Chetwood Mayfield Development (General Partner) Limited 100 Victoria Street London SW1E 5JL	Michael Percival Deloitte LLP 100 Embankment Cathedral Approach Manchester M3 7FB

Part 1 – Particulars of the application/development

Proposal: Creation of public realm works including re-grading and re-surfacing footpaths, highways, soft landscaping and planting of trees, replacement and reprovision of street lighting, CCTV, and street furniture, removal of car parking spaces, drainage, and associated works.

Location: Land Bounded By Surface Level Car Parking To The West, Travis Street To The South, The Junction Between Fairfield Street And Neild Street To The, East And Fairfield Street To The North, Manchester

Date of application: 9 December 2025

Application number: 144737/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

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:

(a) Site Location Plan and 0424-SEW-ZZ-ZZ- DR-L-000110 EXISTING WITH PROPOSED PLANNING BOUNDARY;

(b) 0424-SEW-ZZ-ZZ-DR-L-001500 Rev 01 PUBLIC REALM PHASING PLAN;

(c) Dwgs 0424-SEW-ZZ-ZZ-DR-L-001101 Rev 02 LANDSCAPE GA SHEET 1 , 0424-SEW-ZZ-ZZ-DR-L-001102 Rev 02 LANDSCAPE GA SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-001103 PLANTING PLAN SHEET 1, 0424-SEW-ZZ-ZZ-DR-L-001104 PLANTING PLAN SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-002800 TYPICAL TREE PIT SHEET 1 and 0424-SEW-ZZ-ZZ-DR-L-002801 TYPICAL TREE PIT SHEET 2 and PLANTING SCHEDULE all stamped as received on 11-12-25;

(d)Mayfield Pigeon Triangle Manchester Drainage Strategy by Buro Happold stamped as received on 11-12-25;

(e) Mayfield Pigeon Triangle Manchester Geoenvironmental Desk Study Report by Buro Happold stamped as received on 11-12-25;

(f) LETTER OF COMFORT GMP stamped as received on 11-12-25;

(g) Pigeon Triangle Preliminary Ecological Assessment and Biodiversity Net Gain Report by Buro Happold and BNG Metric stamped as received on 11-12-25;

Reason - To ensure that a development is delivered in accordance with Core Strategy policies SP1, DM1, CC9, C10 , EN3, EN9, EN11, EN14 and EN15 of the Core Strategy.

3) The development shall be carried out in accordance with the following during the construction period:

CONSTRUCTION (DESIGN & MANAGEMENT) REGULATIONS 2015
CONSTRUCTION PHASE PLAN 25-07-25 by Eric Wright

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained within the Pigeon Triangle Preliminary Ecological Assessment and Biodiversity Net Gain Report by Buro Happold and BNG Metric stamped as received on 11-12-25 and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the completion of the works.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

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

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

5) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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

6) Prior to completion of the development a detailed site security /management strategy to including 24 hour on-site attendance and surveillance shall be submitted to and approved in writing by the City Council as Local Planning Authority.

To ensure that an acceptable development is delivered in the interests of public safety and deterrence of any anti social behaviour associated with the development pursuant to policies SP1 and DM1 of the Core Strategy.

7) The hard and soft landscaping shall be implemented in accordance with the following:

(a) 0424-SEW-ZZ-ZZ-DR-L-001101 LANDSCAPE GA SHEET 1, 0424-SEW-ZZ-ZZ-DR-L-001102 LANDSCAPE GA SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-001103 PLANTING PLAN SHEET 1, 0424-SEW-ZZ-ZZ-DR-L-001104 PLANTING PLAN SHEET 2, 0424-SEW-ZZ-ZZ-DR-L-002800 TYPICAL TREE PIT SHEET 1 and 0424-SEW-ZZ-ZZ-DR-L-002801 TYPICAL TREE PIT SHEET 2 and PLANTING SCHEDULE all stamped as received on 11-12-25;

(b)Design and Access Statement prepared Studio Egret West (Dated 05th December 2025), 0345-SEW-ZZ-ZZ-SH-L-PL1100 produced by Studio Egret West (dated March 2021) stamped as received by the Council on 09th December 2025.

(c) 0131-MAY-SEW-Z01-ZZ-SP-L-008000 and 0131-MAY-SEW-Z01-ZZ-SP-L-008001 Stamped as received by the Local Planning Authority on 16th January 2026;

(d) On the basis of the commentary on Condition 8 within Deloitte's e-mail dated 19-01-25; and

(e) On the basis that the suitability of the HVM product should be in accordance with the Vehicle Dynamic
Assessment.

The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan

secured by condition 9 of this permission, any 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 Core Strategy policies SP1, DM1, CC9, C10 , EN3, EN9, EN11, EN14 and EN15 of the Core Strategy.

8) The development shall be implemented and maintained in accordance with the following:

HMMP Pigeon Triangle - 0046688-BHE-XX-XX-RP-YE-0001

and shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

9) The site shall be managed and maintained on an ongoing basis in accordance with Section 8 of the Design & Access Statement December 2025 by Studio Egret West.

The Management and Maintenance measures set out in the above shall remain in operation for as long as the use of the space for the approved public realm is in place.

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 Phase 2 works as shown in dwg 0424-SEW-ZZ-ZZ-DR-L-001500 Rev 01PUBLIC REALM PHASING PLAN being implemented final details of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of the proposed resurfacing materials to Baring Street and interface with the Phase 1 works.

(b) Prior to the first use of the phase 2 public realm hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, 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 first occupation of the development.

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).

Reason - In the interests of Highway Safety and 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.

11) The development shall be implemented in accordance with the following:

Pigeon Triangle Geoenvironmental Interpretive Report 27-02-2026 by Buro Happold Rev PO1

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

12) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

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.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:

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

Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please
register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered
to.

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;

- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:
Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

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Licensing - Permission to work on the highways - Section 278 agreements | Manchester City Council

Network Raill Asset Protection will need to take a closer look at your proposed methodology, particularly for lifting operations for things like the lighting columns and any vibration inducing activities in close proximity to our bridge. You can formally submit a new ASPRO enquiry through our website here: Network Rail ASPRO Website

Please do not undertake any lifting operations adjacent to the railway bridge until a Network Rail Construction Manager has accepted your proposed methodology. You could save some time by reviewing the Construction Plant-hire Association guidance for the use of cranes adjacent to the railway, and ensuring your proposed crane position removes or minimises risk to the railway: CPA-CIG-Mobile-Cranes-Alongside-Railways-181201.pdf

All options for the sustainable management of surface water must be thoroughly investigated before we will accept any surface water connections from new development to the public sewer. Where a new surface water connection to the public sewer is proposed, we will require robust evidence to demonstrate the drainage hierarchy has been fully investigated and there are no more sustainable options available for the management of surface water.

To discuss their drainage proposals the applicant should contact our Developer Services team by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed in the Appendix, Section 6.0 'Contacts'.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: Working near our pipes - United Utilities. Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date.

UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

Date: 26 March 2026

Signed:

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Mining Remediation Authority

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