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

Mr Toby Metcalfe
Heeton UK
Adam House
7-10 Adam Street
London
WC2N 6AA

Agent (if used)

Mr Keith Hamilton
Stephenson Hamilton Risley Studio
3 Riverside Mews
4 Commercial Street
Manchester
M15 4RQ

Part 1 – Particulars of the application/development

Proposal: Installation of 2 storey rooftop extension to creates 24 additional hotel rooms.

Location: Holiday Inn Express, 2 - 4 Oxford Road, Manchester, M1 5QA

Date of application: 3 July 2025

Application number: 143061/FO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with 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:

- Daylight and Sunlight Impact on Neighbouring Properties Report: 20826
- Daylight and Sunlight Appendices: 20826

All received by the Local Planning Authority on 2 February 2026

- Flood Risk Assessment: 15946-BKP-ZZ-XX-RP-C-0001 P01

Received by the Local Planning Authority on 13 November 2025

- Bay Study 1: 7612-AL(04)3001 REV P04
- Bay Study 2: 7612-AL(04)3002 REV P04
- Bay Study 4: 7612-AL(04)3004 REV P04
- Bay Study 6: 7612-AL(04)3006 REV P03
- Louvre Screen Details: 7612-AL(04)3007-P02

All received by the Local Planning Authority on the 6 October 2025.

- Bedroom Study/Section: 7612-AL(04)3100 REV P03

Received by the Local Planning Authority on 30 September 2025

- Level 12 Floor Plan: 7612-AL(04)0012 Rev P02
- Level 13 Floor Plan: 7612-AL(04)0013 Rev P02
- Site Elevation 01 Oxford Street: 7612-AL(04)1001 REV P02
- Site Elevation 02 Hulme Street: 7612-AL(04)1002 REV P02
- Site Elevation 03 South Street: 7612-AL(04)1003 REV P02
- Site Elevation 04 River Medlock: 7612-AL(04)1004 REV P02
- Elevation 01 Oxford Road: 7612-AL(04)1051 REV P02
- Elevation 02 Hulme Street: 7612-AL(04)1052 REV P02
- Elevation 03 South West: 7612-AL(04)1053 REV P02
- Elevation 04 River Medlock: 7612-AL(04)1054 REV P02
- Section 01: 7612-AL(04)2001 REV P02

All received by the Local Planning Authority on 24 September 2025

- Ground Floor Plan: 7612-AL(04)0004 REV P02
- Servicing Strategy: 7612-AL(04)9600 REV P02
- Waste Management Strategy Revision 01

All received by the Local Planning Authority on 3 July 2025

- Proposed Basement Plan: 7612-AL(04)0003
- Level 1&2 Floor Plan: 7612-AL(04)0005
- Level 3 Floor Plan: 7612-AL(04)0006
- Level 4-7 Floor Plan: 7612-AL(04)0007
- Level 8 Floor Plan: 7612-AL(04)0008
- Level 9 Floor Plan: 7612-AL(04)0009
- Level 10 Floor Plan: 7612-AL(04)0010
- Level 11 Floor Plan: 7612-AL(04)0011
- Roof Plan: 7612-AL(04)0014
- Section 02: 7612-AL(04)2002
- Bay Study 03: 7612-AL(04)3003
- Bay Study 05: 7612-AL(04)3005
- Area Schedule: 7612-AL(04)8000
- Massing Study: 7612-AL(04)9100
- Design and Access Statement: Revision 01
- Air Quality Assessment: PR-A482

o Energy Statement: MAN-HIX-ACG-RP-XXES-0001
o Sustainable Design and Construction Statement: HEA-ACG-XX-XX-RP-Z-SDS-0001
o Ventilation, Extraction & Odour Strategy Report: HEA-ACG-XX-XX-RP-Z-VR-0001
o Wind Desktop Study for Holiday Inn Express Building: AE-2024-01-1EN
o Heritage Statement, prepared by Stephen Levrant Heritage Architecture
o Transport Technical Note, prepared by PJA

All received by the Local Planning Authority on 28 May 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 and the National Planning Policy Framework.

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

o Display of an emergency contact number;
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 Parking for construction vehicles and staff;
o Sheeting over of construction vehicles;
o A commentary/consideration of ongoing construction works in the locality;
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; 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, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) Prior to the commencement of the rooftop extension, all materials to be used on all external elevations of the extension shall be submitted to and approved in writing by the City Council, as Local Planning Authority (this shall include windows).

The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management.

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

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Prior to the installation of the bespoke decorative louvre screen as shown on drawing No.7612-AL(04)3007-P02, as received by the Local Planning Authority on 6 October 2025, a full-size sample shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the full-size sample should not be in situ. The approved details shall then be implemented in full as part of the development.

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.

6) Notwithstanding the Flood Risk Assessment: 15946-BKP-ZZ-XX-RP-C-0001 Rev P01 as received by the Local Planning Authority on 13 November 2025, prior to the commencement of development, the proposed surface water drainage strategy should be submitted to and approved in writing by the Local Planning Authority. If the development proposes to re-use existing surface water drainage, a survey of the existing network and its condition is required.

The approved surface water drainage strategy shall then be implemented and retained in use for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Core Strategy policy EN14 and Places for Everyone Policy JP-S4.

7) a) Notwithstanding the Noise Impact Assessment, prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, either a scheme that demonstrates that any plant 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 any plant 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.

The development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the rooftop extension hereby approved, 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 plant equipment achieves a

rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band 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 the use 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.

8) Notwithstanding the 'Hotel Incident & Crisis Manual', prepared by Heeton, prior to the first occupation of the rooftop extension hereby approved, an updated Flood Warning and Evacuation Plan shall be submitted to and approved in writing by the Local Planning Authority.

The use shall then operate in accordance with the approved document for the lifetime of the development.

Reason: In the interest of ensuring an acceptable evacuation strategy is in place in the event of a flood, pursuant to pursuant to the NPPF, Core Strategy policy EN14 and Places for Everyone Policy JP-S4.

9) The details of the approved Waste Management and Servicing Strategy Revision 1 and drawing no.7612-al(04)9600 as received by the Local Planning Authority on 3rd July 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.

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

10) The development hereby approved shall include for full level access to be provided. The accessible rooms hereby approved, as shown on drawings 7612-AL(04)0012 REV P02 and 7612-AL(04)0013 REV P02 shall be made available for use prior to the first use of the development and be retained thereafter for its lifetime.

Reason - In the interest of securing fully accessible accommodation in accordance with Core Strategy Policy DM1, the National Planning Policy Framework and the Equality Act 2010.

11) Prior to the first occupation of the rooftop extension hereby approved, details of bird and bat boxes to be provided (including location and specification) for the development shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented within a timescale to be agreed in writing with the Local Planning Authority and shall be retained in situ for the lifetime of the development.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy.

12) The development shall be carried out in accordance with the Energy Statement: MAN-HIX-ACG-RP-XXES-0001 and the Sustainable Design and Construction Statement: HEA-ACG-XX-XX-RP-Z-SDS-0001, as received by the Local Planning Authority on 28 May 2025.

Within three months of the first use of the development hereby approved, a post construction statement shall be submitted to and approved in writing by the Local Planning Authority. This shall verify that the development conforms to the recommendations of the Energy/Sustainable Design and Construction Statements.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

13) The extension/premises shall be used as Class C1 (Hotels) and for no other purpose (including any other purpose within Class C of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

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.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

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.

Date: 20 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.

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