

Important – Planning permission & notices of consent

Compliance with conditions

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mr B Wild
1a Parsonage Street
Hulme
M15 5WD

Agent (if used)

Mr M Wakeman
Architectural Designworks Limited
Studio One
17 Biggin Gardens
Heywood
OL10 2WF

Part 1 – Particulars of the application/development

Proposal: Conversion and change of use of part existing church building to provide a new 4 bedroom dwelling with insertion of new internal floor and including new rooflights, new external doors, part new rainwater goods and external works including air source heat pump and external fences

Location: St Marys Church , St Marys Street, Hulme, Manchester, M15 5RA

Date of application: 24 June 2025

Application number: 143285/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 proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

'Proposed roof plan', numbered 'd433/D11', received by the City Council as Local Planning Authority on the 24th June 2025.

'Proposed elevations', numbered 'd433/D12 rev C', received by the City Council as Local Planning Authority on the 3rd October 2025.

'Proposed ground floor plan', numbered 'd433/D09 rev D', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed first floor plan', numbered 'd433/D10 rev D', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed section d-d', numbered 'd433/D13 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed long section e-e', numbered 'd433/D14 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed long section f-f and g-g', numbered 'd433/D15 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed fenestration details', numbered 'd433/D16 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed lighting strategy', numbered 'd433/D17 rev B', received by the City Council as Local Planning Authority on the 12th February 2026.

'Partition details', numbered 'd433/D20 rev A', received by the City Council as Local Planning Authority on the 12th February 2026.

'Proposed site plan', numbered 'd433/D08 rev C', received by the City Council as Local Planning Authority on the 15th September 2025.

Proposed works shown on the drawing titled 'Existing elevations', numbered 'd433/D05 rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing cross section a-a', numbered 'd433/D06 rev B', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing long sections', numbered 'd433/D07 rev A', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing floor finishes', numbered 'd433/D18', received by the City Council as Local Planning Authority on the 3rd October 2025.

Proposed works shown on the drawing title 'Existing floor plan with heritage features', numbered 'd433/D19', received by the City Council as Local Planning Authority on the 3rd October 2025.

'PLANNING RESPONSE 11.02.26', received by the City Council as Local Planning Authority on the 12th February 2026.

'SCHEDULE OF WORKS TO IDENTIFIED HERITAGE ASSETS', received by the City Council as Local Planning Authority on the 23rd October 2025.

'INDICATIVE HEATING STRATEGY', numbered 'W2316-RWA-00-00-DR-M-5601 SK01', received by the City Council as Local Planning Authority on the 24th June 2025.

'INDICATIVE VENTILATION STRATEGY', numbered 'W2316-RWA-00-00-DR-M-5701 SK01', received by the City Council as Local Planning Authority on the 24th June 2025.

'Appendix E - Waste Management Strategy REVISION A', received by the City Council as Local Planning Authority on the 15th September 2025.

'Waste strategy plan', numbered 'd433/D30', received by the City Council as Local Planning Authority on the 15th September 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the commencement of development, samples and/or specifications of all materials to be used in the construction of the external surfaces of the development hereby approved shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

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

4) a) Notwithstanding the details included within the documents and drawings listed under condition no.2 of this approval, prior to the installation of the air source heat pump hereby approved, either a scheme that demonstrates that the air source heat pump 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 air source heat pump 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 City Council as Local Planning Authority.

b) Prior to the first operation of the air source heat pump, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the air source heat pump achieves 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 City Council as Local Planning Authority, before operation of the air source heat pump 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.

5) a) Notwithstanding the details included within the documents and drawings listed under condition no.2 of this approval, within 3 months of the commencement of development, details of both hard and soft landscaping works together with a timescale for implementation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) The landscaping works shall be carried out in accordance with the approved scheme.

c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously

diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy and the National Planning Policy Framework.

6) The development hereby approved shall be carried out in accordance with the details specified in the following approved documents titled:

'Appendix E - Waste Management Strategy REVISION A', received by the City Council as Local Planning Authority on the 15th September 2025.

'Waste strategy plan', numbered 'd433/D30', received by the City Council as Local Planning Authority on the 15th September 2025.

The approved waste related arrangements and facilities shall be implemented, maintained and retained thereafter for their intended purpose whilst the development is in use.

Reason - In the interests of amenity and public health pursuant to policies, SP1, DM1, and EN19 of the Manchester Core Strategy and to ensure that there are adequate waste storage receptacles for occupiers of the development.

7) The proposed cycle storage arrangements, shown on the approved drawing titled 'Proposed site plan', numbered 'd433/D08 rev C', received by the City Council as Local Planning Authority on the 15th September 2025, shall be installed and made fully available for use of those residing at or visiting the development prior to the first use of the development.

The cycle storage facilities shall thereafter be retained and kept available at all times for their intended purpose whilst the development is in use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons residing at or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

8) 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.

9) The residential use hereby approved shall be used only as a private dwelling (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.

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 should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Date: 13 April 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 or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

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

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



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.mra.gov.uk)

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