

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

Aviva Life & Pensions UK Ltd
Aviva Investors
Wellington Row
York
YO90 1WR

Agent (if used)

Mr Thomas Humphreys
Iceni Projects Ltd
29 John Dalton Street
Manchester
M2 6DS

Part 1 – Particulars of the application/development

Proposal: External alterations including installation of entrance door, louvre screen and glass louvres.

Location: 88 - 100 Quay Street, Manchester, M3 4PR

Date of application: 5 January 2026

Application number: 144780/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, received by Manchester City Council as the Local Planning Authority on 16 December 2025:

- Proposed Site Plan SJQ-102 AXS XX XX DR A 00100 (rev A)
- Proposed East Elevation PL-004 (rev A)

- PAS 24 Steel Security Door specification
- BLGB50 Glazing and Curtain Walling Louvre Panels
- Plant noise egress assessment report 18487-R07-C dated 11 December 2025, produced by Sandy Brown

Received by Manchester City Council as the Local Planning Authority on 05 January 2026:

- Proposed West Elevation PL-002 (rev A)
- Proposed East Elevation Louvre Details Sheet 1 of 2 201
- Proposed East Elevation Louvre Details Sheet 2 of 2 202
- Proposed West Elevation Louvre Details 203

Received by Manchester City Council as the Local Planning Authority on 13 February 2026:

- Architectural Panel Support Frame Details DR-101 (rev A)

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) The materials used in the external surfaces of the development hereby approved shall be those as specified below:

- The louvre panels, marked as A1 on the elevational drawings, shall be BL GB50 series in Polyester Powder Coat RAL 9011 Matt.
- The steel door, marked as A3 on the elevational drawings, shall be Strongdor Securidor range PAS 24, polyester powder coat in RAL 9011 matt.
- The glazed louvre panels marked as A4 on the elevational drawings, shall be Hahn Louvered Window S9-45.
- The decorative screen/rainscreen cladding marked as A2 on the elevational drawings, in terms of materiality, finish, and lack of visible external fixings, shall be carried out in accordance with the sample received by the City Council on 09 January 2026, and in terms of the number of and size of holes and perforations, and in terms of the fixing details, shall be carried out in accordance with the drawing 'Architectural Panel Support Frame Details DR-101 (rev A)' received by Manchester City Council as the Local Planning Authority on 13 February 2026.

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.

4) a) Notwithstanding the 'Plant noise egress assessment report 18487-R07-C dated 11 December 2025, produced by Sandy Brown', prior to the first use of the ground floor commercial unit, 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.

For the avoidance of doubt, the updated noise assessment must describe each item of internal plant equipment that will be serviced by a louvres and each louvre to be

installed and an assessment will be required to demonstrate the limits in tables 1 and 2 at the receptors will not be exceeded (once we have seen the LA90 and confirmed suitable). Internal ventilation layout will be required to be submitted. Details of mitigation where required will need to be recommended. In addition, the assessment needs to include the details of the baseline noise survey to include the existing LA90 at the receptors which has been used to determine the plant noise limits. If the plant is to operate beyond 23:00 then it will need to be selected or insulated to ensure the nighttime limits will not be exceeded

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

b) Prior to the first use of the ground floor commercial unit, 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.

5) a) Prior to the first use of the ground floor commercial unit, a scheme for the extraction of any fumes, vapours and odours from the premises shall be submitted to and approved in writing by the Local Planning Authority.

The applicant will need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval. The strategy should include risk assessments for odour and noise and be based on appropriate guidance such as that published by EMAQ titled 'Control of Odour and Noise from Commercial Kitchen Exhaust Systems' dated September 2018. Details should also be provided in relation to replacement air. The location of kitchen extract louvre discharge including in a diagram with the location of any adjacent or neighbouring windows and air intakes identifying in relation to the extraction louvre along with distance to these receptor locations will be required.

The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

b) Prior to the first use of the ground floor commercial unit, confirmation shall be submitted for the approval of the City Council as Local Planning Authority that the approved scheme has been implemented.

c) In the event of non-conformity with the details approved in part a of this condition, 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 - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 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:

http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

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 pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Date: 26 February 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.miningremediation.gov.uk)

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