

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

Sarah Sheldon
G. H. Sheldon Wholesale Bakers Ltd
10 Stainburn Road
Openshaw
Manchester
M11 2GW

Agent (if used)

Simon Plowman
Plan:8 Town Planning Ltd
M10 Maxron House
Green Lane
Stockport
SK6 3JQ

Part 1 – Particulars of the application/development

Proposal: Erection of a three storey industrial building (B2 use class), with ancillary parking, servicing and landscaping.

Location: Land At Kelbrook Road, Manchester, M11 2GW

Date of application: 14 August 2025

Application number: 143634/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

Condition(s) attached to this decision

0) 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. Officers worked in a positive and proactive manner with the applicant to deliver an acceptable scheme, in particular in relation to issues in connection with acoustic attenuation measures and landscaping. The revised proposal is considered to be in accordance with City Council policy and appropriate conditions are attached.

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 3D view 1 ref: 7300
 Proposed 3D view 2 ref: 7301
 Proposed 3D view 3 ref: 7302
 Proposed 3D view 4 ref: 7303
 Proposed 3D view 5 ref: 7304
 Proposed 3D view 6 ref: 7305
 Proposed 3D view 7 ref: 7306
 Proposed 3D view 8 ref: 7307
 Proposed 3D view 9 ref: 7308
 Proposed 3D view 10 ref: 7309
 Levels plan ref: 01-S-1038 rev.A Sheets 1- 8 - Kellbrook Road Openshaw
 Location plan ref: OKR-KMA-XX-XX-DR-A-7000 rev.P3
 Proposed block plan ref; OKR-KMA-XX-XX-DR-A-7002 rev.P2
 Culvert Diversion and Services plan ref: OKR-KMA-XX-XX-DR-A-7003 rev.P2
 Proposed Building plan (Ground Floor) ref: OKR-KMA-XX-XX-DR-A-7006 rev.P2
 Ground floor office plan (Building plan excerpt) ref: : OKR-KMA-XX-XX-DR-A-7007 rev.P2
 First floor office plan (Building plan excerpt) ref: : OKR-KMA-XX-XX-DR-A-7008 rev.P2
 Second floor office plan (Building plan excerpt) ref: OKR-KMA-XX-XX-DR-A-7009 rev.P2
 Proposed Ancillary Areas plan (Building plan excerpt) ref: OKR-KMA-XX-XX-DR-A-7010 rev.P2
 Proposed Indicative Oven Zone plan (Building plan excerpt) ref: OKR-KMA-XX-XX-DR-A-7011 rev.P2
 Proposed Gatehouse (Plans and Elevations) ref: OKR-KMA-XX-XX-DR-A-7012 rev.P2
 Proposed Hard Landscaping plan ref: OKR-KMA-XX-XX-DR-A-7013 rev.P1
 Proposed Elevations (East and South) plan ref: OKR-KMA-XX-XX-DR-A-7100 rev.P2
 Proposed Elevations (West and North) plan ref: OKR-KMA-XX-XX-DR-A-7101 rev.P2
 Existing and Proposed street scene 1 (Kelbrook Road) plan ref: OKR-KMA-XX-XX-DR-A-7200 rev.P2
 Design and Access Statement ref: OKR-KMA-XX-XX-RP-A-0003-A3-P2_DAS
 Air Quality Assessment Framework dated June 2025
 Construction Methodology ref: Projects/P0170/reports/ dated June 2025
 Crime Impact Statement Version A: 09/06/2-25 reference :2025/0178/CIS/01
 Extended Phase 1 Ecological Survey and Appraisal
 Energy Statement ref: V/22674/0.2/P1 dated June 2025
 Odour Risk Assessment ref: AQ103359 dated 29th July 2025
 Phase 1: Preliminary Risk Assessment doc ref: CL-602-LKC 21 1095-01 dated February 2021
 Phae 2 Geo- Environmental Investigation , Risk Assessment and Remediation Strategy doc ref: CL-602-LKC 21 1095-02 dated February 2021
 Planning Support Statement August 2025 v1.9
 Statement of Community Involvement doc ref: T1179_OKR-KMA-XX-XX-RP-A-0004-A3-P1_SCI dated 15th May 2025
 SWS Hydraulic Calculations Network: SW ref: 8885-HBL-XX-XX-CA-C-5200_P02
 Drainage Maintenance Schedule ref: 8885-HBL-XX-XX-RP-D-0002 Revision: P02
 Drainage Strategy ref: 8885-HBL-XX-XX-RP-D-001 Revision: P02 dated 11.11.2025
 Proposed Drainage Strategy Overview ref: 8885-HBL-XX-XX-DR-C-5100 Revision: P02
 Proposed Drainage Plan Sheet 1 ref: 8885-HBL-XX-XX-DR-C-5101 Revision: P02
 Proposed Drainage Plan Sheet 2 ref: 8885-HBL-XX-XX-DR-C-5102 Revision: P02
 Proposed Contributing Areas plan ref: 8885-HBL-XX-XX-DR-C-5105 Revision: P02
 Noise Impact Assessment 06.06.2025
 Received 4th August 2025

Extended Phase 1 Ecological Survey & Appraisal (Sensible Ecological Survey Solutions, August 2023)

Agent email dated 4th September 2025 confirming in the submission the applicant accepts a condition that goods into the northern goods in can be conditioned to Monday to Friday 09:00 to 17:30.

Received 4th September 2025

Electricity North West Kelbook Road cable route plan ref: 5500357989

Email from SP Electricity North West to applicant 14th October 2025

Received 21st October 2025

Technical Note on Noise matters dated 19th November 2025 received 19th November 2025

Proposed culvert strategy plan ref: 8885-HBL-XX-XX-DR-C-5104 rev.P01

Culvert Diversion Strategy ref: 8885-HBL-XX-XX-RP-C-0010 Revision: P1

Proposed boundary treatment plan ref: OKR-KMA-XX-XX-DR-A-7004 rev.P3

Existing and proposed site section (A-A) plan ref: OKR-KMA-XX-XX-DR-A-7202 rev.P3

Existing and Proposed Site Section (B-B) plan ref: OKR-KMA-XX-XX-DR-A-7203 rev.P3

Existing and Proposed Street Scene 2 (Parkhouse Street) plan ref: OKR-KMA-XX-XX-DR-A-7201 rev.P3

Proposed site plan ref: OKR-KMA-XX-XX-DR-A-7005 rev.P03

Received 23rd November 2025

Transport Statement report ref: 4589 Issue 2 dated 21.11.2025

Received 24th November 2025

Planting plan 1 of 3 ref: 5781.03 rev.A

Planting plan 2 of 3 ref: 5781.04 rev.A

Planting plan 3 of 3 ref: 5781.05 rev.A

Illustrative section plan ref: 5781 rev.A

Received 28th November 2025

Arboricultural Statement ref. CW/11585-AS-1 dated 2nd December 2025

Received 3rd December 2025

Proposed site access plan ref: 4589-F01 rev.F

Swept Path Analysis plan ref: 4589-SP01 rev.E

Received 22nd December 2025

Proposed culvert strategy following LLFA comments plan ref: 8885-HBL-XX-XX-DR-C-5104 rev.P02

Received 5th January 2026

Reasonable Avoidance Measures report (RAMS) dated 14th January 2026

Invasive Non Native Species Method Statement dated 14th January 2026

Agent email dated 4th March 2026 confirming the Ash tree (ref:TN2) is in the area to be retained.

Email dated 4th March 2026 from Sheldons confirming on -going maintenance of landscaping .

Landscape plan ref: 578.02 rev..C received 13th March 2026

Agent email confirming numbers of employees and shift pattern dated 18th March 2026

Updated BNG Metric and Biodiversity Net Gain Assessment received 9th April 2026.

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 (2012).

3) Prior to the commencement of development (apart from site clearance), a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- o The routing of construction traffic;
- o Detail the vehicular activity associated with the construction including appropriate swept path assessment;
- o Details of the location and arrangements for contractor parking;
- o The identification of the vehicular access points into the site;
- o Identify measures to control dust and mud, including on the surrounding public highway including: details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o For large schemes a highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
- o Identify measures to reduce noise emissions;

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

4) Notwithstanding the materials annotated on plans referenced in condition no.2 prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) Prior to commencement of any above ground works, full detailed designs (including specifications, and review of any existing TRO's) of all highways works (including off-site works, including a relocated traffic island), shall be submitted to and approved in

writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the first unit being occupied.

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

6) . a) Before the development hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. 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 attending or employed in the development
- ii) a commitment to surveying the travel patterns of staff during the first three months of use of the development 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

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

7) a) Electric vehicle charging points shall be implemented in the locations shown on Proposed site plan ref: Proposed site plan ref: OKR-KMA-XX-XX-DR-A-7005 rev.P03.

b) Prior to occupation of the development, the specification of the electric vehicle charging points shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme 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 Manchester Core Strategy (2012).

8) The car parking indicated on the approved Proposed site plan ref: OKR-KMA-XX-XX-DR-A-7005 rev.P03, shall be permeably surfaced, demarcated and made available for use prior to the units, hereby approved being occupied. The car parking shall then be available at all times whilst the units are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the building is occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

9) a) The cycle storage facilities shall be implemented in the location as shown on plan ref: Proposed site plan ref: OKR-KMA-XX-XX-DR-A-7005 rev.P03

b) Finalised detailed design of the cycle shelter and associated stands cycle storage facilities shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved details, prior to the proposed development being brought into use, and be retained thereafter.

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 mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

10) a) Prior to above ground works of the building hereby approved, details of a Delivery Strategy for the Construction Phase (including setting out routes for HGV and other delivery vehicles, and a sample driver instruction note) shall be submitted to and approved in writing by the City Council as local planning authority. The Delivery Strategy for the Construction Phase shall then be implemented on commencement of construction.

b) The results of the monitoring and review processes shall be submitted in writing to the local planning authority within a timescale to be agreed and any measures that are identified that can improve the effectiveness of the management of deliveries, associated with delivery strategy for the Construction Phase shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance and to enable the use and activity to be monitored and to assess the impact on the general amenity of the area with particular regard to traffic generation, pursuant to policies DM1, SP1 and T2 of the Manchester Core Strategy (2012).

11) a) Prior to above ground works of the building hereby approved, details of a Delivery Strategy for the Class B2 use (including setting out routes for HGV and other delivery vehicles, and a sample driver instruction note) shall be submitted to and approved in writing by the City Council as local planning authority. The Delivery Strategy for the Class B2 use shall then be implemented on commencement of construction.

b) The results of the monitoring and review processes shall be submitted in writing to the local planning authority within a timescale to be agreed and any measures that are identified that can improve the effectiveness of the management of deliveries, associated with delivery strategy for the Class B2 use shall be adopted and implemented.

Reason - In accordance with the provisions contained within Planning Policy Guidance and to enable the use and activity to be monitored and to assess the impact on the general amenity of the area with particular regard to traffic generation, pursuant to policies DM1, SP1 and T2 of the Manchester Core Strategy (2012).

12) a) Before commencement of the development hereby approved (apart from site clearance) , a report (the Preliminary Risk Assessment) to identify and evaluate all

potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. 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 before the development in each phase is occupied, 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised 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 EN18, SP1 and DM1 of the Manchester

13) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

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 EN18, SP1 and DM1 of the Manchester Core Strategy (2012).

14) Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason - For the future protection of the Water Environment from risks arising from land contamination and to ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

15) No infiltration of surface water drainage into the ground, where adverse concentrations of contamination is known or suspected to be present, is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason - For the ongoing protection of the water environment from risks arising from land contamination and to ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution caused by mobilised contaminants, pursuant to policies EN17 and EN18 of the Manchester Core Strategy (2012).

16) a) Notwithstanding the drainage details annotated on plans referenced in condition no.2, prior to the commencement of the development hereby approved (excluding site clearance and ground preparation works) , a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

b) Prior to occupation of the units the agreed drainage scheme shall be completed in accordance with the approved details and retained thereafter 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 national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

17) Prior to the first occupation/use of the development hereby approved, details of the implementation, maintenance and management of the surface water drainage scheme, as approved by Condition 16, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 16.
- Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker,

or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 of the Manchester Core Strategy (2012).

18) a) Notwithstanding the contents of the Odour Risk Assessment referenced in condition no.2, fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences.

Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties, pursuant to policies EN16, and DM1 of the Manchester Core Strategy (2012).

19) The 'Goods In' yard to the north west premises shown on Proposed site plan ref: OKR-KMA-XX-XX-DR-A-7005 rev.P03 shall not be open outside the following hours:

Mondays to Fridays 09:00 to 17:30

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, , pursuant to policy DM1 of the Manchester Core Strategy (2012).

20) a) Before the use hereby approved commences external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policy DM1 of the Manchester Core Strategy (2012).

21) If , when the lighting units are illuminated, they cause glare or light spillage which is in the opinion of the City Council as Local Planning Authority to the detriment of adjoining and nearby residential properties, such measures as the Council as Local

Planning Authority confirm in writing that they consider necessary including baffles and/or cut-offs shall be installed on the units and adjustments shall be made to the angle of the lighting units and the direction of illumination, which shall thereafter be retained in accordance with details which have received the prior written approval of the Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of existing and proposed nearby residential accommodation, pursuant to policies SP1 and policy DM1 of the Manchester Core Strategy (2012).

22) a) The development hereby approved shall be implemented in accordance with the content of the Echo Acoustics Technical Memorandum dated 19 November 2025, before the use commences.

b) All windows and doors to the building must remain closed (excluding access and egress through doors) during night-time hours if work is taking place inside the buildings.

c) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report referenced in part a) of this condition. The validation report shall also undertake post completion testing to confirm that the internal noise criteria have been met.

d) In the event of any non-conformity with the approved acoustic insulation scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first occupation of the development.

Reason -To secure a reduction in noise from traffic and other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating pursuant to policy DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and policy JP-P1 of the Places for Everyone Joint Development Plan.

23) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to operation of the scheme to ensure compliance with the agreed noise criteria.

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 policy DM1 of the Manchester Core Strategy (2012).

24) a) The storage arrangements for refuse shall be implemented in accordance with the location shown on proposed site plan ref: Proposed site plan ref: OKR-KMA-XX-XX-DR-A-7005 rev. P03.

b) Before the development is brought into use, finalised details for the management of the internal storage area and strategy for segregation of recyclable waste of the building shall be submitted to and approved in writing by the City Council as local planning authority.

c) 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 pursuant to policies EN19 and DM1 of the Manchester Core Strategy (2012).

25) The development shall be undertaken in accordance with the Reasonable Avoidance Measures report (RAMS) dated 14th January 2026 for hedgehogs and common amphibians, for both the site clearance and the construction phase of development.

Reason - To ensure the protection of wildlife habitats in the locality, pursuant to policy EN15 of the Manchester Core Strategy (2012) and National Planning Policy Framework.

26) If no development commences within 12 months of the date of consent, a further survey of the site and locality for bat roosts and badger setts shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

27) The development shall be implemented in accordance with the Invasive Non-Native Species -Method Statement dated 14th January 2026.

Reason - To prevent the spread of invasive species in accordance with the Wildlife and Countryside Act 1981, and in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

28) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans specified in condition no.2 and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(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 Manchester Core Strategy (2012).

29) The landscaping scheme shall be implemented in accordance with the details on the plans referenced below:

Proposed Hard Landscaping plan ref: OKR-KMA-XX-XX-DR-A-7013 rev.P1

Planting plan 1 of 3 ref: 5781.03 rev.A

Planting plan 2 of 3 ref: 5781.04 rev.A

Planting plan 3 of 3 ref: 5781.05 rev.A

Illustrative section plan ref: 5781 rev.A

Landscape plan ref: 578.02 rev..C

b) Prior to any ground works in connection with the soft landscaping areas approved, a detailed management and maintenance strategy (including reference to the company responsible for on-going maintenance), for the proposed landscaping shall be submitted to and approved in writing by the City Council as local planning authority.

c)The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the building is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 policies SP1, EN9 and DM1 of the Manchester Core Strategy (2012).

30) No removal of or works to any trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

31) The Ash Tree located in the southwestern corner of the site (ref: TN2) shall be retained in accordance with the content of the Agent email dated 4th March 2026.

Reason - To minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

32) Prior to above ground works details of the location, and type of the bat and bird boxes/bricks and refugia /hibernacula referenced in the Extended Phase 1 Ecological Survey & Appraisal shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be implemented in accordance with the approved measures, prior to the occupation of the building hereby approved and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

33) Prior to any works on the proposed development commencing (excluding any demolition and site preparation works), a written 30-year Habitat Management and Maintenance Plan (HMMP) for the site shall be submitted to and approved in writing by the City Council as local planning authority. The approved HMMP shall relate to all 'significant' biodiversity gains on site and shall be strictly adhered to and implemented in full for its duration and shall contain:

- A) Aims, objectives and targets for management, including habitat target conditions matching the associated Biodiversity Metric submitted with the application.
- B) Descriptions of the management operations necessary to achieving aims and objectives.
- C) Preparation of a works schedule, including timescales for habitat clearance and habitat creation and/or enhancement.
- D) Details of monitoring needed to measure the effectiveness of management.
- E) Details of the persons responsible for the implementation and monitoring.
- F) Mechanisms of adaptive management and remedial measures to account for changes in the work schedule to achieve required targets.
- G) Reporting on years 1, 2, 5, 10, 20 and 30'.

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).

34) a) The development hereby approved shall be carried out in accordance with the Energy Statement ref: V/22674/0.2/P1 dated June 2025.

b) A post construction review certificate/statement shall be submitted for approval for the development, within a timescale that has been previously agreed in writing for the development, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and

the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

35) The development shall only be carried out in accordance the recommendations set out in Section 4 the Crime Impact Statement Version A: 09/06/2-25 reference :2025/0178/CIS/01.

The development hereby approved shall not be occupied or used until the City Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation for the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

36) a) The boundary treatment scheme for the development shall be implemented in accordance with Proposed boundary treatments plan ref: OKR-KMA-XX-XX-DR-A-7004 rev.P3 (subject to the provision of hedgehog gaps).

b) Prior to the installation of the boundary treatment Proposed boundary treatments plan ref: OKR-KMA-XX-XX-DR-A-7004 rev.P3, details of the location of hedgehog gaps , shall be submitted for approval in writing by the City Council, as Local Planning Authority..

The approved scheme shall be implemented in full before the building hereby approved is first occupied and retained as such thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

37) a) The acoustic fencing shall be implemented in accordance with the content of the Echo Acoustics Technical Memorandum dated 19 November 2025, and details on Proposed boundary treatments plan ref: OKR-KMA-XX-XX-DR-A-7004 rev.P3.

b) Prior to occupation of the development a verification report shall be required to validate that the acoustic fencing conforms to the recommendations and requirements in the approved acoustic consultant's report referenced in part a) of this condition. The validation report shall also undertake post completion testing to confirm that the noise criteria have been met.

c) In the event of any non-conformity with the approved acoustic insulation scheme, then any further measures that are required to ensure conformity shall be carried out. Any required measures/mitigation shall continue until conformity has been achieved and agreed in writing by the City Council as local planning authority, prior to first occupation of the development.

Reason -To secure a reduction in noise from traffic and other sources in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester and policy JP-P1 of the Places for Everyone Joint Development Plan.

38) a) Prior to above ground works, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

39) The permission hereby granted relates to a maximum of gross internal floorspace of 7,432.24 sq.m. of Class B2 floorspace.

Reason - To ensure that the development is carried out in accordance with policies EC2 and EC5 of the Manchester Core Strategy (2012).

40) Prior to the installation of the Substation and Fuel Stop on plan ref: Proposed site plan ref: OKR-KMA-XX-XX-DR-A-7005 rev.P03, finalised elevational design details of Substation and Fuel Stop shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved design shall be implemented as part of the construction 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

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.

Swift Bricks

If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance with the specifications of BS 42021:2022 - Integral nest boxes.

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 (as amended), which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

An 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:
https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

Electricity NW advise that the applicant should be advised that great care should be taken at all times to protect electrical apparatus and any personnel working in its vicinity. Anyone working in proximity to any of our apparatus (whether above or underground) should be referred to the following documents :
HS(G)47 - Avoiding danger from underground services
GS6 - Avoidance of danger from overhead electric lines

Date: 15 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