

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

Georgia Buckley
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Agent (if used)

Miss Rebecca Boston
AshtonHale
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ABC Buildings
21-23 Quay Street
Manchester
M3 4AE

Part 1 – Particulars of the application/development

Proposal: City Council Development for creation of temporary surface car park for period of three years and retention of associated boundary treatment.

Location: Land At Hillkirk Street, Manchester, M11 3EZ

Date of application: 18 February 2026

Application number: 145181/VO/2026

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. All such issues have been resolved due to the discussions within the original determination period, with appropriately attached conditions where required.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 10 April 2029, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1 and DM1 and saved Unitary Development Plan policy DC26.

2) The structures hereby permitted shall be discontinued no later than the 11 April 2029 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted to and be approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as the Local Planning Authority on 13 February 2026:

- Location Plan AS907-01
- Flood Risk and Surface Water Drainage Review, dated 12 February 2026, produced by Shaw Stephens Consulting
- Air Quality Assessment 10161r1, produced by Redmore Environmental
- Environmental Noise Survey and Noise Impact Assessment Report P2812-SOL-REP-01 P02, produced by Sol Acoustics
- Preliminary Ecological Appraisal Report, dated 21 January 2026, produced by Rachel Hacking Ecology
- Transport Assessment, dated February 2026, produced by Astute

Received by the City Council as the Local Planning Authority on 18 March 2026:

- Proposed Site Plan AS907-03 REV B

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Places for Everyone policies JP-Strat5, SP1 and DM1 of the Adopted Core Strategy for the City of Manchester, and Section 12 of the NPPF.

5) a) Within two months of the date of the determination date of this planning permission, an external lighting scheme designed to control glare and overspill onto nearby residential properties shall be submitted to and be approved in writing by the City Council as Local Planning Authority. The approved scheme shall then be implemented two months from the approval of this lighting scheme and shall remain operational thereafter.

b) Prior to the operation of any external lighting on site, a verification report that validates that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report, shall be submitted to and be approved in writing by the City Council as Local Planning Authority. The report shall undertake post completion testing to confirm that acceptable criteria have been met.

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 lighting scheme can commence.

6) a) The development shall be carried out in accordance with the findings and recommendations outlined in 'Environmental Noise Survey and Noise Impact Assessment Report P2812-SOL-REP-01 P02' produced by Sol Acoustics, received by the City Council as the Local Planning Authority on 13 February 2026.

b) In the event of any non-conformity with the approved 'Environmental Noise Survey and Noise Impact Assessment Report P2812-SOL-REP-01 P02', then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority.

Reason - To secure a reduction in noise from external sources and in order to protect residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

7) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained within 'Proposed Site Plan AS907-03 REV B' received by the City Council as Local Planning Authority on the 18 March 2026; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their 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.

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

8) Prior to the operation of the development, an Operational Management Plan that fully outlines how the site will be managed when nearby events are on at the Co-op Arena, Etihad Stadium, and other events within the buildings on the wider Etihad Campus, including the operating periods of the site, shall be submitted in writing to and be approved in writing by the City Council as Local Planning Authority.

The development shall then operate in accordance with the approved management plan for the duration of the approved temporary use.

Reason - To ensure an acceptable development in the interests of residential amenity, ensuring highway safety and preventing crime pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

9) The boundary treatment as shown on 'Proposed Site Plan AS907-03 REV B' received by the City Council as Local Planning Authority on the 18 March 2026 shall be retained and maintained in situ thereafter for the lifetime of the temporary consent period and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site 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.

The proposed development lies within an area that has been defined by the Coal Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable

engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at: www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

The proposed development is within 500m of one or more industrial or waste management site that is regulated by the Environment Agency through the Environmental Permitting (England and Wales) Regulations 2016. The location of this site(s) can be found on Defra's Data Services Platform, available at <https://www.gov.uk/guidance/access-the-public-register-for-environmental-information#environmental%20which%20also%20contains%20information%20about%20other%20sites%20in%20the%20local%20area>

The Environment Agency issues Environmental Permits for installations or waste management operations. A permit will require that operators demonstrate they have taken all reasonable measures to prevent pollution of the environment and harm to human health. Pollution can include air quality impacts, odours, noise, pests water quality and ground water impacts. If prevention is not possible, the operator must take steps to minimise the impact from pollution instead. In some cases, this is unlikely to eliminate all emissions and there could be impacts to the environment which may cause local residents some concern. When a new development is built near to an existing permitted facility this does not automatically trigger a review of the Environmental Permit and we will regulate this in line with Environment Agency enforcement and sanctions policy.

Applicants should consider the 'Environmental Permitting Guidance' which can be found at: <https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

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: 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 their 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.