

## **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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

Mr Fareed  
World Metal Recycling Ltd  
Moseley Road  
M19 2LH

#### **Agent (if used)**

Mr Ceri Turner-Hill  
Atelier Two  
27 Chadwick Avenue  
Stockport  
SK7 1SJ

### **Part 1 – Particulars of the application/development**

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**Proposal:** Erection of 1no. industrial unit (Class B2) with associated parking and external works.

**Location:** Land Off Gorton Road, Manchester, M11 2DZ

**Date of application:** 10 July 2025

**Application number:** 141869/FO/2025

### **Part 2 – Particulars of decision**

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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**

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In this case, 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. Discussion between officers and the applicant's agent secured the submission of appropriate details relating to highway issues and the resolution of concerns regarding the potential impact of the development on the neighbouring operational railway line. It is considered that the submitted and supplementary details have facilitated the appropriate assessment of the proposed development thereby allowing the positive determination of the planning application.

### **Condition(s) attached to this decision**

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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 the City Council as local planning authority on 8 January 2025, 23 September 2025 and 17 March 2026:

Site layout Ref: 2442 PL101 Rev H

Proposed elevation Ref: 2442 PL102 Rev E

Ground floor plan Ref: 2442 PL103 Rev D (external areas amended by Site layout Ref: 2442 PL101 Rev H)

Proposed site sections Ref: 2442 PL104 Rev D

Transport Statement by Aval Consulting Group Ref: 93252 Rev F (Final) dated 18 September 2025 amended by the following highways drawings:

General Arrangement/ Agreement Plan Ref: AVAL/93252/0000/001 Rev A

Swept path drawing Ref: 2568-SK1 Transit type vehicle

Swept path drawing Ref: 2568-SK2 Large vehicle

Swept path drawing Ref: 2568-SK3 Large car using parking

Swept path drawing Ref: 2568-SK4 Refuse vehicle

Swept path drawing Ref: 2568-SK5 Luton type van

Swept path drawing Ref: 2568-SK6 7.5 Tonne vehicle.

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 for the City of Manchester.

3) The development hereby authorised shall be implemented and maintained as one, Class B2 (General industrial) unit at all times with a maximum internal floorspace of 813 sq. metres and shall not be sub-divided or used for any other purposes.

Reason - In interests of the visual amenity of the area within which the site is located and to ensure that the development is appropriate related to the capacity of the site, pursuant to in policies SP1 and DM1 of the Core Strategy for the City of Manchester.

4) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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 for the City of Manchester and the requirements of the National Planning Policy Framework.

5) Notwithstanding the details submitted with the application, no above ground works shall take place until details of the siting, scale, appearance and material for the proposed boundary treatment, including confirmation of the methodology an material specification for boundary wall repair and reinstatement and specification of gates and railings, has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester

6) Before the occupation of the development roller shutters a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing the appearance of roller shutters and related housing boxes and means of affixation shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - In the interests of protecting residential and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

7) The development shall be implemented in accordance with the arrangements of inclusive access as detailed in the documents and drawings referenced:

- i. Accessibility statement by Atelier Two Ref: 2434 RP900 Rev A dated December 2025
- ii. Site layout Ref: 2442 PL101 Rev H
- iii. Proposed elevation Ref: 2442 PL102 Rev E
- iv. Ground floor plan Ref: 2442 PL103 Rev D.

The approved arrangement shall be implemented before the occupation of the development and maintained in situ thereafter.

Reason - To secure and inclusive and sustainable development pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone.

8) Before the commencement of the development hereby approved, a detailed demolition and construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which should include:

- i. The duration/phasing of demolition and construction works and associated vehicle trips;
- ii. Confirmation of display of an emergency contact number;
- iii. Contact details of the site manager/responsible person to discuss issues / amendments that arise;
- iv. Wheel Washing, dust suppression measures and schedule for maintenance of drains and gulleys;
- v. Requirements for any tower crane, including arrangements for delivery, assembly and removal
- vi. Routing of construction traffic and associated swept-path assessment;
- vii. Details of the location and arrangements for contractor parking;
- viii. The identification of the vehicular access points into the site;
- ix. Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- x. Impact on adjacent TROs including loading bays, bus stops/shelters.
- xi. Traffic Management measures for vehicles, pedestrians and cyclists;
- xii. Details/mitigation of any impacts on street furniture, crossing points, highway layout and lines.
- xiii. Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway.
- xiv. The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and
- xv. Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved demolition / construction management plan upon commencement of authorised works.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policy JP-P1 of Places for Everyone Joint Development Plan and the National Planning Policy Framework.

9) Prior to the commencement of the development hereby approved, a surface water drainage scheme for the development site, based on sustainable drainage principles, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- i. Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- ii. For surface water connections evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.
- iii. Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- iv. Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- v. Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- vi. Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered / agreed with relevant authority.
- vii. A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).
- viii. Construction details of flow control and SuDS components.
- ix. Details of how the scheme shall be maintained and managed after completion. The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester, policies JP- P6, JP-S1 and JP-S4 of Sustainable Development Joint Development Plan Document - Places for Everyone and the National Planning Policy Framework.

10) a) Prior to commencement of the development hereby approved, 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 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 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 Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority, to validate that the development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/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 DM1 and EN18 of the Core Strategy for the City of Manchester, policies JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone and the guidance with the National Planning Policy Framework.

11) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing:

- i. The specification and appearance of an enclosure for the storage on bins in the position shown on drawing referenced: Site layout Ref: 2442 PL101 Rev. H;
  - ii. Confirmation of a related commercial waste and recycling collection contract.
- The approved scheme shall be implemented upon occupation and in accordance with the detail of the waste management strategy received by the City Council as local planning authority on 8 January 2025 maintained in situ thereafter.

Reason - In the interests of the amenity of the area and to ensure appropriate waste and recycling management pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1, JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone.

12) All waste and recyclable material shall be stored within the authorised storage enclosures or within the authorised Class B2 building at all times prior to its disposal. No waste, recyclable material or parts shall be stored within the external areas at any time, including scrap metal tyres and used oil products.

Reason - In the interests of residential amenity and to secure appropriate arrangements for the storage and collection of segregated waste and recycling, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1, JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone.

13) Prior to first use of the development hereby approved 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 approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of cooking odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester, policies JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone and the National Planning Policy Framework.

14) Prior to commencement of the use hereby approved a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the loading bay, service yard and loading dock area. 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.

Reason - To safeguard the amenities of the occupiers of nearby residential properties, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester, saved policy DC26 of the Unitary Development Plan and policies JP-P1, JP-S1 and JP-P6 of the Sustainable Joint Development Plan Document - Places for Everyone.

15) a) Prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the authorised Class B2 (General industrial) 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 for the City of Manchester, policies JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone and saved policy DC26 of the Unitary Development Plan.

16) a) Before the building hereby approved is first occupied it shall be insulated in accordance with a scheme 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 property.

b) Prior to the first use of the authorised Class B2 (General industrial) 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, saved policy DC26 of the Unitary Development Plan and policies JP-P1, JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone.

17) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday - 07:30 to 20:00

Sundays / Bank Holidays - No deliveries/waste collections.

Reason - In order to protect local amenity pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester and policies JP-P1, JP-S1 and JP-P6 of the Sustainable Joint Plan Document - Places for Everyone.

18) a) Prior to commencement of the development, an air quality impact assessment together with mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures 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 Core Strategy for the City of Manchester.

19) (a) Prior to the undertaking of above ground construction works, hereby approved, a scheme of highway works and details of footpaths reinstatement and / public realm works shall be submitted for approval in writing by the City Council, as local planning authority. This shall include the following:

- i. Reconfigured site access junction;
- ii. Provision of dropped kerb and tactile paving at the site access junction;
- iii. Resurfacing of footway along Gorton Road;
- iv. TROs with a minimum provision of no waiting restrictions and double yellow lines to the adjacent section of Gorton Road relating to the extent of visibility splay to the site access / egress.

(b) Prior to the first occupation of the development hereby approved, a verification report, which will include photographic evidence and highway approval/completion notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

(c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, 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 first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

20) Car parking, servicing and other vehicular access arrangements shown on the approved drawings to serve the development hereby permitted shall be laid out and made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason - In the interest of highway safety and the free flow of traffic and in accordance with to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

21) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing measures to encourage the adoption of sustainable transportation modes and reduce reliance on private car usage, including information to support the use of public transport, walking and cycling. from the travel plan condition. The scheme shall be available upon occupation of the development and maintained in situ thereafter.

Reason - To assist promoting the use of sustainable forms of travel to and from the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone

22) Before the occupation of the authorised building, details of the specification and appearance of an enclosure for the storage of cycles in the position shown on drawing referenced:

Site layout Ref: 2442 PL101 Rev H, shall be submitted to and approved in writing by the City Council as local planning authority. The approved enclosures shall be available for use upon occupation of the authorised building and maintained in situ thereafter.

Reason - In order to ensure appropriate and secure cycle storage, pursuant to policies SP1, EN19, T1 and DM1 of the Core Strategy for the City of Manchester.

23) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority confirming the specification of the electric vehicle (EV) charging points as shown drawing referenced: Site layout Ref: 2442 PL101 Rev H. The EV charging points shall achieve a minimum charging specification of 7kw/H and be installed in accordance with positions shown on the approved drawings before first occupation of the development and maintained in situ at all times thereafter.

Reason - In the interests of residential amenity and to contribute to the reduction of carbon emissions and improve air quality, pursuant to policies SP1, EN16 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

24) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing a strategy for undertaking servicing and deliveries, including the routing of delivery vehicles and the arrangements for the supervision of vehicles accessing, egressing and manoeuvring within the site, including the undertaking of waste and recycling management. The arrangements shall be fully implemented before the occupation of the development and maintained in situ at all times thereafter.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

25) Before the occupation of the development, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of measures to improve on-site security and to reduce the risk of crime, including external lighting and the provision of CCTV cameras. The approved scheme shall be implemented prior to the occupation of the development and maintained in situ at all times thereafter.

Reason - To reduce the risk of crime, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester and to reflect the guidance contained in the National Planning Policy Framework.

26) If any lighting installed in support of the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as local planning authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

27) The development hereby approved shall be implemented in full accordance with the measures as set out in document referenced: Energy Statement by Atelier Two Ref: 2442 RP200 Rev A dated December 2024, including: measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

Within 3 months of the completion of the construction of the development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures at each phase of the construction of the development, including dated photographic documentary evidence of the implementation and completion of required works.

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

28) The development shall be implemented in accordance with the details of document referenced: Preliminary Bat Roost Assessment Rev A (Final) by Aval Consulting Group dated 10 June 2024 (including the methodology for implementing demolition as set out in Section 4).

If bats or signs of bat are found or suspected at any time during the works, work should cease immediately and advice sought from a suitably qualified bat specialist.

Reason - To enhance local biodiversity and safeguard protected species and their habitats, pursuant to policy EN15 of the Core Strategy for the City of Manchester and policy JP-G8 of the Places for Everyone Plan and the National Planning Policy Framework.

29) Before the occupation of the development a scheme to encourage bio-diversity, including the positioning, specifications and appearance of bat and bird boxes shall be submitted to and approved on writing by the City Council as local planning authority. The approved scheme shall be implemented upon occupation of the development and maintained in situ thereafter.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

30) Before the occupation of the authorised development a scheme shall be submitted to and approved in writing by the City Council as local planning authority, detailing the inclusion of native tree and shrub planting within the site and arrangements for the future maintenance of communal hard and soft landscaping. The approved landscaping scheme shall be fully implemented during the first full planting scheme following the occupation of the development and maintained in situ thereafter in accordance with the approved landscape maintenance scheme. 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, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that the development incorporates 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 Core Strategy for the City of Manchester.

31) The development shall be implemented in accordance with the report referenced Arboricultural Impact Assessment with Arboricultural Method Statement Project No AIA.13884.01 dated 3 October 2024 including arrangements for protection of tree during construction (including the details set out in section 2 and 4). The tree protection measures shall be implemented upon commencement of works and maintained in situ throughout the demolition and construction phases of the development.

Reason - In order to avoid damage to any retained trees 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 for the City of Manchester.

32) No removal of shrubs or vegetation shall be undertaken in the main bird breeding season (March to August inclusive), unless nesting birds are found to be absent, by a suitably qualified person.

Reason - To safeguard local biodiversity and nature conservation pursuant to policy EN15 of the Core Strategy for the City of Manchester.

## **Informatives**

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### **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>

Guidance for developers can be found via the following link:

[http://www.manchester.gov.uk/info/500207/planning\\_and\\_regeneration/1962/additional\\_planning\\_guidance/3](http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3)

Whilst the building to be demolished has been assessed as very low risk for bats, the applicant is reminded that under Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The minimum standard S278 technical approval timescale is between 4-6 months and, if TROs are included up to 12 months. Works on the highway must not start until technical approval has been given by the S278 Engineer and the relevant highways permits granted.

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

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary access points (Section 50) with MCC's Highways Licensing Team via Email to: [highwaylicences@manchester.gov.uk](mailto: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](mailto:highwaynetworkmanagement@manchester.gov.uk)

Date: 9 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.