MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Nicky Llyod
Great Places Housing Group
2A Derwent Avenue
West Didsbury
Manchester
M21 7QS

Agent (if used)

Triangle Architects
Lower Ground Floor
4 Jordan Street
Manchester
M15 4PY

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (specified plans), 23 (landscaping), 28 (retirement living), 32 (affordable housing) and 33 (biodiversity) attached to planning permission 140556/FO/2024 to allow alterations to elevations to fenestration and brickwork, changes to position of external bin and cycle store, changes to external landscaping and amended documents relating to affordable housing, residential management and biodiversity gain.

Location: Land At Former Spire Hospital, Russell Road, Manchester, M16 8AJ

Date of application: 30 June 2025

Application number: 143334/JO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application, and the application has been determined in accordance with the policies within the Development Plan.

Condition(s) attached to this decision

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

Plans and documents associated with application 140556/FO/2024

Location Plan 1:1250 A3 2000 P01

Proposed Plans: Ground Floor 1:100 A0 2100 P01
Proposed Plans: First Floor 1:100 A0 2101 P01
Proposed Plans: Second Floor 1:100 A0 2102 P01
Proposed Plans: Third Floor 1:100 A0 2103 P01
Proposed Plans: Fourth Floor 1:100 A0 2104 P01
Proposed Plans: Roof 1:100 A0 2105 P01
ECH Flat Type Plans 1:50 A1 2130 P01
SO Flat Type Plans 1:50 A1 2131 P01
Substation 1:50 A2 2402 P01
Typical Boundary Treatments 1:100 A1 2501 P01
External Bin Holding Area 1:20 A2 2502 P01
Computer Generated Images (illustrative purposes only)
Swept Path Analysis Drawing - General Arrangement SK223104-021
Swept Path Analysis Drawing - Fire SK223104-023
Swept Path Analysis Drawing - Refuse SK223104-022

Air Quality Assessment
Arboricultural Impact Assessment
Biodiversity Net Gain Assessment / Metric
Broadband Connectivity Assessment
Construction Phase Plan
Crime Impact Statement
Drainage Strategy and Flood Risk Assessment
Environmental Standards Statement (Energy and Sustainability)
Flood Risk Assessment
Heritage Statement
Landscape Plan and Strategy
Phase 1 Site Investigations
Phase 2 Site Investigations
Planning Statement
Preliminary Ecological Assessment
Remediation Strategy
Statement of Community Involvement
Sunpath Study / Daylight / Sunlight / Overshadowing Assessment
Thermal Comfort Analysis
Topographical Survey
Transport Assessment and Travel Plan
TV Reception Assessment
Waste Proforma

Received 18th July 2024

Arboricultural Method Statement
BNG Management and Monitoring Plan

Received 8th August 2024

Ecology Assessment

Received 10th August 2024

Residential Management Strategy

Received 21 August 2024

Design & Access Statement

Received 10 September 2024

Plans and documents associated with this submission:

Proposed Site Plan 1:500 A2 2010 P04
Proposed Sections 1:200 A1 2301 P02
SO External Store 1:50 A0 2401 P05
UG_2410_LAN_GA_DRW_101 REV P08 - Landscape General Arrangement Plan
UG_2410_LAN_SL_DRW_301 REV P06 - Landscape Soft Landscape Plan 1 of 2
UG_2410_LAN_SL_DRW_302 REV P06 - Landscape Soft Landscape Plan 2 of 2
Affordable Housing Statement as amended by email dated 27.11.2025 with Statement relating to Allocations Policy.

Biodiversity Gain Plan

Received 30th June 2025

Street Elevations 1:200 A0 2210 P03
2202 - GA Internal Courtyard - revision P04
2201 - GA External Elevations - revision P04
2223 - SO Elevation Detail - Sheet 2 - revision P04
2222 - ECH Elevation Detail - Sheet 2 - revision P04
2221 - SO Elevation Detail - Sheet 1 - revision P04
2220 - ECH Elevation Detail - Sheet 1 - revision P04

Received 29th September 2025

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

3) The materials used in the external surfaces of the development hereby approved shall be those as specified on approved plan/drawing ref.
2202 - GA Internal Courtyard - revision P04
2201 - GA External Elevations - revision P04
2223 - SO Elevation Detail - Sheet 2 - revision P04
2222 - ECH Elevation Detail - Sheet 2 - revision P04
2221 - SO Elevation Detail - Sheet 1 - revision P04
2220 - ECH Elevation Detail - Sheet 1 - revision P04

Notwithstanding the approved plans further samples and specifications of the roof treatment, ventilation detailing, hard landscaping and brick type to the external store shall be submitted to and approved in writing by the City Council as local planning authority. Thereafter the development shall be carried out in accordance with those 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, as specified in policies SP1, EN3 and DM1 of the Core Strategy.

4) Prior to occupation details of security measures shall be submitted to the local planning authority and agreed in writing by the local planning authority. The development 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 secure by design accreditation.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

5) The development hereby approved shall be implemented in full accordance with the measures as set out within the Environmental Standards Statement prepared by Energy Counsel (reference Z61922 rev B), received by the City Council as local planning authority on 18 July 2024 in association with planning application 140556/FO/2024.

Within 3 months of the completion of the construction of the authorised 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.

6) The development hereby approved shall be implemented in full accordance with the measures as set out within the Air Quality Assessment prepared by Energy Counsel (reference Z61922), received by the City Council as local planning authority on 18 July 2024 in association with planning application 140556/FO/2024.

Within 3 months of the completion of the construction of the authorised 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.

7) The surface water drainage scheme was approved as part of Condition Discharge application CDN/24/1198.
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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

8) 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 7, shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

o Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings approved as part of Condition 7.
o Provide As Built construction drawings OR confirm that they align with the original design construction drawings.
o 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 Policy DM1 in the Core Strategy Development Plan Document and the policies and guidance within the NPPF and NPPG.

9) Prior to first occupation of the development the cycle parking shall be implemented in full and made available for use. The approved scheme shall remain available for use whilst the development is occupied.

Reason - To ensure there is adequate bicycle parking provision, pursuant to policies DM1, T1 and SP1 of the Manchester Core Strategy.

10) The car parking layout indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car parks shall remain in use at all times thereafter.

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

11) Prior to occupation further details of the provision of electric vehicle charging points shall be submitted in writing for the approval of the local planning authority. These charging facilities shall thereafter be retained for the use of the dwellings.

Reason - To promote sustainable development and in the interests of residential amenity, pursuant to Policies DM1 and EN16 in the Manchester Core Strategy (2012).

12) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following:
Footway resurfacing;
Dropped-kerbs/tactile paving.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

13) Within three months of the first use of the development, a revised Travel Plan which is consistent with the Framework Travel Plan submitted as part of application 140556/FO/2024 which takes into account the information about travel patterns

gathered following the opening of the building shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

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

14) The Construction Management Plan was approved as part of Condition Discharge application CDN/24/1198. The development shall be constructed and completed in accordance with the approved details.

Reason: In the interests of safe operation of the adopted highway in the lead into development both during the demolition and construction phase of the development, pursuant to policies SP1, EN19 and DM1 of the Core Strategy for the City of Manchester.

15) A scheme for the storage and disposal of refuse was approved as part of Condition Discharge application CDN/24/1198.
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 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.

16) When the development within each phase commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy (associated with planning application 140556/FO/2024) and 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 DM1 and EN18 of the Core Strategy.

17) a. Before the development hereby approved is occupied 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 as specified in policies SP1 and DM1 of the Core Strategy.

18) A scheme for the Acoustic Insulation was approved as part of Condition Discharge application CDN/24/1149.
Prior to first occupation of the residential units, 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. The report shall also undertake post completion testing to confirm that the internal noise 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 internal noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance and to reduce the potential for overheating having regard to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

19) a. Notwithstanding the Noise report submitted with application 140556/FO/2024. 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 nonconformity with the recommendations in the report shall be detailed along with any measures required 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 having regard to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

20) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby properties as specified in policies SP1 and DM1 of the Core Strategy.

21) a) 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 - To safeguard the amenities of the occupiers of nearby properties as specified in policies SP1 and DM1 of the Core Strategy.

22) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (1st March - 31st August inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

23) The details of the hard and soft landscaping treatment scheme as set out within the approved drawing references:
UG_2410_LAN_GA_DRW_101 REV P08 - Landscape General Arrangement Plan
UG_2410_LAN_SL_DRW_301 REV P06 - Landscape Soft Landscape Plan 1 of 2
UG_2410_LAN_SL_DRW_302 REV P06 - Landscape Soft Landscape Plan 2 of 2

received 30 June 2025, shall be implemented not later than 12 months from the date the buildings are 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, 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 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.

24) In this condition "retained tree" means an existing tree, which is to be as shown as retained in Aboricultural Method Statement prepared by Urban Green and received by the local planning authority on the 08.08.2024 in association with planning application 140556/FO/2024, this condition shall have effect until the expiration of 5 years from the date of the first occupation of the development.
(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).

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) none of the residential units hereby approved shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

26) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) the apartments hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and reenacting that Order with or without modification) other than the purpose(s) of Class C3(a). For the avoidance of doubt, this does not preclude two unrelated people (who are not part of a single household or otherwise) sharing a property.

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

27) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

28) Each residential unit within the purpose-built Retirement Living housing development hereby approved shall be occupied in accordance with the submitted Affordable Housing Statement dated 30 June 2025 as amended by email dated 27.11.2025 with Statement relating to Allocations Policy and Residential Management Statement received 24 September 2024 associated with planning application 140556/FO/2024.

Reason - In the interest of amenity and to allow diversification of the housing stock, pursuant to polices DM1, SP1 of the Manchester Core Strategy.

29) A scheme for the Local Labour Proposal was approved as part of Condition Discharge application CDN/24/1149.
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) of Condition 29 attached to planning permission 140556/FO/2025 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).

30) Prior to first occupation of any approved terraces nearest to the north east boundary on the extra care and apartment block shall be fitted with a screens to the north eastern side of the terrace proposed. Full details of the screens including the design shall first be agreed in writing with the Local Planning Authority. The screens shall be retained at all times thereafter.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

31) Prior to occupation of the development hereby approved the windows to the north-east boundary on the extra care and apartment block shall be made fixed and obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall remain so in perpetuity.

Reason - To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and in accordance with policies SP1 and DM1 of the Core Strategy.

32) Each residential unit within the apartment led development hereby approved shall be occupied in accordance with the submitted Affordable Housing Statement dated 30 June 2025 as amended by email dated 27.11.2025 with Statement relating to Allocations Policy and Residential Management Statement received 24 September 2024 associated with planning application 140556/FO/2024.

Reason - In the interest of amenity and to allow diversification of the housing stock, pursuant to polices DM1, SP1 of the Manchester Core Strategy.

33) The development hereby approved shall be in full accordance with the submitted biodiversity gain plan. The development shall be subsequently carried out and maintained in accordance with the approved plan.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to Core Strategy policy EN15, Places for Everyone Policy JP-G8 and schedule 7A of the Town and Country Planning Act 1990 as amended.

34) Notwithstanding the TV And Radio Impact Assessment received in association with application 140556/FO/2024, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television and radio signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of 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:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Construction works shall be confined to the following hours:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Date: 28 November 2025

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.