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

Mr Eliot Baker
Southvalley Estates Ltd
MCR Property Group
Universal Square
Devonshire Street North
Manchester
M12 6JH

Agent (if used)

Part 1 – Particulars of the application/development

Proposal: Installation of 2no. pressure reduction stations with associated boundary treatment and associated works.

Location: Land To The East Of Gould Street And Land To The South Of Bilbrook Street, Manchester, M4 4TF,

Date of application: 3 October 2025

Application number: 144182/FO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- GDS-AHR-SO-ZZ-DR-A-PL-013 Rev P1: Location Plan
- GDS-BDP-ZZ-XX-DR-C-520003 Rev P01: New Gas Works Site Location Plan
- GS-AHR-SO-ZZ-DR-A-90-102 Rev 5: Proposed ramped access to infrastructure area off Bilbrook Street - Part of Phase 2 works
- GS-AHR-SO-ZZ-DR-A-90-100 Rev 5: Planned infrastructure works - Along Gould Street Phase 1a
- SO-18022 Rev 4: GRP Heavy Duty Kiosk General Arrangement
- Q24449 Rev G: Gould Street, Manchester
- 70085522-WSP-02-XX-DG-ME-0006 Rev P02: Billbrook Street General Arrangement Final Arrangement
- Gas Infrastructure Map
- 70067897-WSP-00-01-DR-CV-0001 Rev P4: MP/LP Pressure Reduction Installation General Arrangement
- 70067897-WSP-02-XX-DR-CV-0001 Rev P03: Billbrook Street Compound Planning Proposal
- 70085522-WSP-02-XX-DG-ME-0003 Rev P03: Billbrook Street General Arrangement Isometric View
- 70085522-WSP-02-XX-DG-ME-0006 Rev P02: Billbrook Street General Arrangement Final Arrangement
- D39414/P98226/101+02 Revision 4: MEG Storage Tank & Bund
- GS-AHR-SO-ZZ-DR-A-90-101 Rev B: Planned Infrastructure Works - Off Bilbrook Street - Phased 1a
- Preliminary Ecological Appraisal (Report Ref SQ-3285; Prepared by Estrada Ecology; Dated 15/07/2025)
- Construction Management Plan (Report reference B4 -1.1.0 Rev C; Prepared by MCR Property Group; Dated September 2025)
- Technical Note - Noise Impact Assessment of Two Pressure Reduction Stations (Report Reference P5551/L01/PJK; Prepared by Acoustic & Engineering Consultants Limited; Dated 13/06/2025)
- Gould Street MP.LP PRI Honeywell Noise Calculations (Prepared by Cadent Gas)
- Gould Street IP>MP PRI Dresser Noise Calculations (Prepared by Cadent Gas)
- V-Defence Product Specification (Received 13/11/2025)
- 70085522-WSP-02-XX-DG-CV-0001 Rev P03: Bilbrook Street - Compound Planning Proposal (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0002 Rev P03: Bilbrook Street - IP/MP PRI Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0003 Rev P04: Bilbrook Street - IP/MP PRI Foundation R.C. Sections & Details (Received 16/12/2025)
- PRI Foundation Sheet Second Issue (Prepared by WSP; Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0004 Rev P02: Bilbrook Street - IP/MP Metering Station Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0005 Rev P02: Bilbrook Street - IP/MP Metering Station RC Sections & Details (Received 16/12/2025)
- Metering Station Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0006 Rev P03: Bilbrook Street - IP/MP Hot Meg Unit Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0007 Rev P04: Bilbrook Street - IP/MP Hot Meg Unit R.C. Sections & Details (Received 16/12/2025)
- Hot MEG Unit Foundation Sheet First Issue (Received 16/12/2025)

o 70085522-WSP-02-XX-DG-CV-0008 Rev P02: Bilbrook Street - IP/MP EC&I Kiosk Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0009 Rev P03: Bilbrook Street - EC&I Kiosk R.C. Sections & Details (Received 16/12/2025)
o EC&I Kiosk Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0010 Rev P03: Bilbrook Street - Isolation Valve Pipe Support Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0011 Rev P02: Bilbrook Street - Isolation Valve Pipe Support R.C. Foundation Section & Details (Received 16/12/2025)
o Isolation Valve Pipe Support Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0012 Rev P02: Bilbrook Street - IP/MP PRI Paving Plan & External Works Details (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0013 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 1 of 2 (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0014 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 2 of 2 (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0015 Rev P02: Bilbrook Street - Glycol Storage & Valve Pit Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0016 Rev P03: Bilbrook Street - Glycol Storage & Valve Pit RC Foundation Sections & Details (Received 16/12/2025)
o Glycol Storage Foundation Sheet First Issue (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0017 Rev P03: Bilbrook Street - Draw Pit and Cable Duct Details and G.A. (Received 16/12/2025)
o GDS-BDP-ZZ-XX-DR-C-520011 Rev P04: The Gas Works - Gas Compound Enabling Works Gould Street Surface Water Drainage (Received 21/01/2026)
o GDS-BDP-ZZ-XX-DR-C-520012 Rev P05: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 21/01/2026)
o PRI Kiosk-Snow & Wind Loads (Prepared by WSP; Received 27/11/2025)
o Drainage Statement (Prepared by BDP; Reference number GDS-BDP-XX-XX-RP-C-52100 Rev P04; Received 16/12/2026)

All stamped as received by the Local Planning Authority on 03/10/2025, unless specified otherwise.

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) Prior to the commencement of the development, excluding site clearance measures, all materials to be used on all external elevations of the development (including boundary treatment) shall be submitted for approval in writing by the Local Planning Authority. This shall include the submission of samples (including a panel where appropriate) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

Reason - To ensure that the appearance of the development is acceptable to the local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) The development shall manage surface water in accordance with the submitted drainage documentation listed below for its lifetime:

- Drainage Statement (Prepared by BDP; Reference number GDS-BDP-XX-XX-RP-C-52100; Received 16/12/2025).
- GDS-BDP-ZZ-XX-DR-C-520011 Rev P04: The Gas Works - Gas Compound Enabling Works Gould Street Surface Water Drainage (Received 21/01/2026)
- GDS-BDP-ZZ-XX-DR-C-520012 Rev P05: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 21/01/2026)
- 70085522-WSP-02-XX-DG-CV-0001 Rev P03: Bilbrook Street - Compound Planning Proposal (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0002 Rev P03: Bilbrook Street - IP/MP PRI Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0003 Rev P04: Bilbrook Street - IP/MP PRI Foundation R.C. Sections & Details (Received 16/12/2025)
- PRI Foundation Sheet Second Issue (Prepared by WSP; Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0004 Rev P02: Bilbrook Street - IP/MP Metering Station Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0005 Rev P02: Bilbrook Street - IP/MP Metering Station RC Sections & Details (Received 16/12/2025)
- Metering Station Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0006 Rev P03: Bilbrook Street - IP/MP Hot Meg Unit Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0007 Rev P04: Bilbrook Street - IP/MP Hot Meg Unit R.C. Sections & Details (Received 16/12/2025)
- Hot MEG Unit Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0008 Rev P02: Bilbrook Street - IP/MP EC&I Kiosk Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0009 Rev P03: Bilbrook Street - EC&I Kiosk R.C. Sections & Details (Received 16/12/2025)
- EC&I Kiosk Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0010 Rev P03: Bilbrook Street - Isolation Valve Pipe Support Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0011 Rev P02: Bilbrook Street - Isolation Valve Pipe Support R.C. Foundation Section & Details (Received 16/12/2025)
- Isolation Valve Pipe Support Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0012 Rev P02: Bilbrook Street - IP/MP PRI Paving Plan & External Works Details (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0013 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 1 of 2 (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0014 Rev P02: Bilbrook Street - IP/MP Fencing Layout & Details Sheet 2 of 2 (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0015 Rev P02: Bilbrook Street - Glycol Storage & Valve Pit Foundation Layout (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0016 Rev P03: Bilbrook Street - Glycol Storage & Valve Pit RC Foundation Sections & Details (Received 16/12/2025)
- Glycol Storage Foundation Sheet First Issue (Received 16/12/2025)
- 70085522-WSP-02-XX-DG-CV-0017 Rev P03: Bilbrook Street - Draw Pit and Cable Duct Details and G.A. (Received 16/12/2025)
- GDS-BDP-ZZ-XX-DR-C-520012 Rev P03: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 26/11/2025)

All stamped as received by the Local Planning Authority on 16/12/2025, unless specified otherwise.

The development shall be constructed and completed in accordance with the approved details, which shall then be implemented prior to the first occupation/use of the development and be retained and maintained thereafter.

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.

5) In accordance with the following drawings, all infrastructure within the compound hereby approved off of Bilbrook Street shall be situated on 150mm concrete plinths to negate the effects of surface water flooding:

o 70085522-WSP-02-XX-DG-CV-0001 Rev P03: Bilbrook Street - Compound Planning Proposal (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0002 Rev P03: Bilbrook Street - IP/MP PRI Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0003 Rev P04: Bilbrook Street - IP/MP PRI Foundation R.C. Sections & Details (Received 16/12/2025)
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o 70085522-WSP-02-XX-DG-CV-0004 Rev P02: Bilbrook Street - IP/MP Metering Station Foundation Layout (Received 16/12/2025)
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o 70085522-WSP-02-XX-DG-CV-0010 Rev P03: Bilbrook Street - Isolation Valve Pipe Support Foundation Layout (Received 16/12/2025)
o 70085522-WSP-02-XX-DG-CV-0011 Rev P02: Bilbrook Street - Isolation Valve Pipe Support R.C. Foundation Section & Details (Received 16/12/2025)
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o 70085522-WSP-02-XX-DG-CV-0015 Rev P02: Bilbrook Street - Glycol Storage & Valve Pit Foundation Layout (Received 16/12/2025)
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o 70085522-WSP-02-XX-DG-CV-0017 Rev P03: Bilbrook Street - Draw Pit and Cable Duct Details and G.A. (Received 16/12/2025)
o GDS-BDP-ZZ-XX-DR-C-520012 Rev P03: The Gas Works - Gas Compound Enabling Works Bilbrook Street Surface Water Drainage (Received 26/11/2025)

All plinths shall be implemented as part of the development and thereafter be retained and maintained for the lifetime of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 & EN17 of the Core Strategy.

6) The construction phase of the development shall proceed in accordance with the submitted Construction Management Plan (Report reference B4 -1.1.0 Rev C; Prepared by MCR Property Group; Dated September 2025), stamped as received by the Local Planning Authority on 03/10/2025, which shall be adhered to at all times for the construction phase of the development.

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

7) a) The development hereby approved shall proceed and remediate the contaminated land identified on site in accordance with the following documentation:

o Interpretative Land Condition Summary Statement Report (Prepared by WYG; Dated December 2020)
o Ground Investigation Scoping Report (Report Reference AJS/C5692/13232; Brownfield Solutions Ltd; Dated June 204)
o Phase 1 & II Geo-Environmental Assessment Report (Report Reference MB/C5692/13303 Rev A; Dated October 2024)
o Remedial Strategy for 2 No. Pressure Reduction Stations (Report Reference LC/C5692/13238/Rev C; Dated November 2024)

All stamped as received by the Local Planning Authority on 03/10/2025.

b) Prior to the first use of the development, a verification report demonstrating the completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted for approval in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason - To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with policy EN18 of the Manchester Core Strategy (2012).

8) If, during the development, contamination not previously identified is found to be present at the site then no further development shall be carried out until a remediation report has submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination shall be remediated. The remediation strategy shall be implemented as approved.

Reason - To ensure that the development is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with policy EN18 of the Manchester Core Strategy (2012).

9) a) The development hereby approved shall be acoustically insulated in accordance with the following documentation:

o Technical Note - Noise Impact Assessment of Two Pressure Reduction Stations (Report Reference P5551/L01/PJK; Prepared by Acoustic & Engineering Consultants Limited; Dated 13/06/2025)
o Gould Street MP.LP PRI Honeywell Noise Calculations (Prepared by Cadent Gas)
o Gould Street IP>MP PRI Dresser Noise Calculations (Prepared by Cadent Gas)

All stamped as received by the Local Planning Authority on 03/10/2025.

b) Prior to the first of the approved plant, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and Saved Unitary Development Plan Policy DC26.

10) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September 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 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 (2012).

11) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

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.

12) The boundary treatments hereby approved shall be carried out in accordance with the following drawings and be in place prior to the first operation of the development:

o GS-AHR-SO-ZZ-DR-A-90-100 Rev 5: Planned infrastructure works - Along Gould Street Phase 1a

o GS-AHR-SO-ZZ-DR-A-90-101 Rev B: Planned Infrastructure Works - Off Bilbrook Street - Phased 1a
o GS-AHR-SO-ZZ-DR-A-90-102 Rev 5: Proposed ramped access to infrastructure area off Bilbrook Street - Part of Phase 2 works
o V-Defence Product Specification (Received 13/11/2025)
o Email correspondence (Prepared by MCR Property Group; Dated and Received 19/11/2025)

All stamped as received by the Local Planning Authority on 03/10/2025, unless specified otherwise).

The boundary treatments shall be retained and maintained in situ thereafter 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 interest of preserving the boundary treatment that is installed at 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:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:
- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:
- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for

the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

The original holding objection was triggered due to the presence of an Intermediate Pressure Pipeline. The minimum building proximity distance (BPD) for the pipelines and associated installations is as follows:
- Bradford Rd - Rochdale Rd has a 3 metre building proximity distance

The building proximity distance taken from The Institution of Gas Engineers and Managers publication IGEM/TD/1 Edition 5 which is the standard applicable to steel pipelines and associated installations for high pressure gas transmission and IGEM/TD/3 Edition 5 Steel and PE pipelines for gas distribution.

Date: 23 January 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 of 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.

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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