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	Agent (if used)
Penny Chan Lau Yuk Ltd 32 Princess Street Manchester M4 1LG	Miss Hannah Wilson Lee Evans Partnership LLP St John's Lane Canterbury CT1 2QQ

Part 1 – Particulars of the application/development

Proposal: Demolition of existing building at 78-80 Tib Street and erection of four-storey building (Use Class E).

Location: 78 - 80 Tib Street, Manchester, M4 1LG

Date of application: 12 January 2026

Application number: 144881/FO/2026

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner 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:

o 09441-LEP-SC-00-DR-A-00001 Revision P02: Location Plan (Received 12/01/2026)

- 09441-LEP-SC-04-DR-A-00003 Revision P01: Proposed Site Plan
- 09441-LEP-SC-00-DR-A-00004 Revision P01: Proposed Delivery and Refuse Strategy
- 09441-LEP-SC-00-DR-A-00005 Revision P01: Demolition Site Plan
- 09441-LEP-SC-00-DR-A-00020 Revision P03: Proposed Ground Floor Plan (Received 12/02/2026)
- 09441-LEP-SC-XX-DR-A-00021 Revision P05: Proposed First & Second Floor Plans (Received 27/02/2026)
- 09441-LEP-SC-XX-DR-A-00022 Revision P03: Proposed Third Floor & Roof Plan (Received 27/02/2026)
- 09441-LEP-SC-XX-DR-A-00024 Revision P02: Proposed Sections 01 (Received 12/02/2026)
- 09441-LEP-SC-XX-DR-A-00025 Revision P02: Proposed Sections 02 (Received 12/02/2026)
- 09441-LEP-SC-XX-DR-A-00026 Revision P04: Façade Section (Received 27/02/2026)
- 09441-LEP-SC-XX-DR-A-00031 Revision P02: Proposed West Elevation 1 of 2 (Received 12/02/2026)
- 09441-LEP-SC-XX-DR-A-00032 Revision P04: Proposed East Elevation 1 of 2 (Received 27/02/2026)
- 09441-LEP-SC-XX-DR-A-00036 Revision P02: Proposed East Elevation 2 of 2 (Received 12/02/2026)
- 09441-LEP-SC-XX-DR-A-00037 Revision P02: Proposed West Elevation 2 of 2 (Received 12/02/2026)
- 09441-LEP-SC-XX-DR-A-00050 Revision P1: DRAFT Party Wall Details (Received 12/02/2026)
- J253515_01: Topographical Survey
- Daylight and Sunlight Assessment (Prepared by eps; Dated November 2025)
- Design and Access Statement (Prepared by LEP; Dated and received 12/02/2026)
- Flood Risk Assessment and Drainage Strategy (Prepared by Arthian; Report reference 320166; Dated 17/12/2025)
- Heritage Statement (Prepared by LEP; Dated November 2025)
- Noise Impact Assessment (Prepared by Noise Air; Report reference P8809-R1-V1; Dated 07/11/2025)
- Environmental Standards Statement (Prepared by LEP; Report reference 9441a; Dated January 2026)
- Energy Statement (Prepared by Achieve Green; Dated 10/10/2025)
- Kitchen Odour Assessment (Prepared by Noise Air; Report reference P8809-R2-V2; Dated 03/12/2025)
- Operational Management Strategy
- Outline Construction and Demolition Management Plan (Prepared by LEP; Report Reference 9441; Dated 28/10/2025)
- Planning Statement (Prepared by LEP; Report Reference 9441a; Dated 28/10/2025)
- Preliminary Ecological Appraisal and Roost Assessment (Prepared by Arbtech; Dated 22/04/2025)
- Structural Appraisal for Additional Two Storey Extension (Prepared by RD-Engineering; Report reference 2957/SR/A; Dated 20/10/2025)
- Framework Travel Plan (Prepared by Mode Transport; Dated September 2025)
- Specification & EMAQ Report (Prepared by Purified Air; Dated 12/09/2025)
- Kitchen Ventilation Report (Prepared by Leung Sing Limited; Dated 16/10/2025)
- Waste Management Strategy Proforma

o AA®720 SL SLIMLINE CASEMENT WINDOW Specification (Received 13/03/2026)

All stamped as received by the Local Planning Authority on 07/01/2026, 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 hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

o The duration/phasing of construction works and associated vehicle trips;
o Confirmation of display of an emergency contact number;
o Wheel Washing, dust suppression measures and schedule for maintenance of drains and gulleys;
o Requirements for any tower crane, including arrangements for delivery, assembly and removal
o Routing of construction traffic and associated swept-path assessment;
o Details of the location and arrangements for contractor parking;
o The identification of the vehicular access points into the site;
o Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
o Impact on adjacent TROs including loading bays, bus stops/shelters (to be agreed with TfGM), taxi bays etc.
o Traffic Management measures for vehicles, pedestrians and cyclists;
o Details/mitigation of any impacts on street furniture, crossing points, highway layout, lines etc.
o Details/mitigation of any proposed utility connections and how these will be coordinated and managed to reduce impacts on the highway.
o The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and
o Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.
o Sheeting over of construction vehicles;
o Community consultation strategy,

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) a) Before the development commences, a full condition survey of the carriageways/footways on construction vehicle routes immediately surrounding the site

shall be undertaken and submitted for approval in writing by the Local Planning Authority.

b) When all construction/fit-out works are complete, and prior to the first use of the development, the same carriageways/footways shall be re-surveyed, and the results submitted to the Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority and the works completed in accordance with the approved scheme prior to the first use of the development.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Manchester Core Strategy.

5) Prior to the commencement of the development hereby approved, the following shall be submitted for approval in writing by the Local Planning Authority:

i. samples and specifications of all materials to be used on all external elevations of the building hereby approved, including window and door detail, and sample panel (see limb ii and iii);
ii. drawings to illustrate details of full sized sample panels that will be produced; and
iii. production and approval of full sized sample panels and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

The development shall be carried out in accordance with the approved 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 and DM1 of the Core Strategy.

6) No Demolition shall be undertaken till a scheme that investigates the culvert on site has been submitted to and approved in writing by the Local Planning Authority. Any such scheme shall include the following information:

o A full survey of the existing drainage regime of the site that shall also locate the culverted river Tib.
o A full investigation of the culvert on site that shall include levels, dimensions, condition and any structural defects.
o Evidence that contact has been made with United Utilities to determine the status of the combined sewer or culverted watercourse.

The development shall then be carried out in accordance with the approved details.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

7) Prior to the commencement of the development hereby approved, but upon the discharge of condition 6 of this permission, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the Local Planning Authority. This shall include:

o A finalised drainage layout showing all components, outfalls, levels and connectivity.
o Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
o Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates. A discharge rate of no greater than 11l/s is acceptable.
o Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. 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. Hydraulic calculations must correspond with the finalised drainage layout for cross-referencing.
o An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

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 NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy 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 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 NPPF and NPPG, Places for Everyone Policy JP-S4, Core Strategy Policy EN08 and EN14.

9) No demolition, soft-strip or alteration works shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of historic building recording in accordance with a Project Design (PD), which has been submitted to and approved in writing by the Local Planning Authority. The PD shall cover the following:

a. Informed by the North West Historic Environment Research Framework, a phased
b. programme and methodology of investigation and recording to include:
i. historic building survey (Historic England Level 3)
c. A programme for post-investigation assessment to include:
i. production of a final report on the significance of the heritage interest represented.
d. Deposition of the final report with the Greater Manchester Historic Environment Record.
e. Dissemination of the results commensurate with their significance.
f. Provision for archive deposition of the report and records of the site investigation.
g. Nomination of a competent person or persons/organisation to undertake the works set out within the approved PD.

The development shall then be carried out in accordance with the approved PD.

Reason: To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible in accordance with Places for Everyone Plan Policy JP-P2, Core Strategy Policies CC9 and DM1, and the National Planning Policy Framework.

10) Notwithstanding the approved plans listed within condition 2 of this permission, prior to the commencement of the development, final details of the ground floor shopfront shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details, which shall be retained and maintained thereafter for its lifetime.

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 and DM1 of the Core Strategy.

11) a) Notwithstanding the approval of the Noise Impact Assessment (Prepared by Noise Air; Report reference P8809-R1-V1; Dated 07/11/2025), the premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the local planning authority. The scheme shall be implemented in full prior to the first use of the development or as otherwise agreed in writing by the local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

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 acoustic 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 verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

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 policy DC26 of the UDP.

12) a) Prior to the installation of any plant hereby approved, 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 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 policy DC26 of the UDP.

13) a) Notwithstanding the approval of the submitted Kitchen Odour Assessment (Prepared by Noise Air; Report reference P8809-R2-V2; Dated 03/12/2025), 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.

b) Prior to use of the extraction system hereby approved, confirmation shall be submitted for the approval of the local planning authority that the approved scheme has been implemented.

c) In the event of non-conformity with the approved scheme, 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 - 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 and the National Planning Policy Framework.

14) Notwithstanding the approval of drawing no.09441-LEP-SC-XX-DR-A-00050 Revision P1 (Received 12/02/2026), prior to the commencement of any works hereby approved, final details on the party wall abutment detail between the application site and 82/84 Tib Street shall be submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in accordance with the approved 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 and DM1 of the Core Strategy.

15) Prior to the commencement of any above ground construction works, final details of the brick shrouded extraction flue hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details which shall be retained and maintained for the lifetime of the development thereafter.

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

16) Prior to the commencement of any above ground construction works, final details on how the property shall be ventilated, including the location of air inlet and outlet points, shall be submitted to and approved in writing by the Local Planning Authority. No air intake and outlet points, nor any extraction shall be located on the approved development's Tib Street elevation, with the exception of the property's soffits.

The development shall proceed in accordance with the approved 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 and DM1 of the Core Strategy.

17) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of the photovoltaic panels to the property's roof (including cross sections) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to polices SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall be carried out in accordance with the submitted Environmental Standards Statement (Prepared by LEP; Report reference 9441a; Dated January 2026) and Energy Statement (Prepared by Achieve Green; Dated 10/10/2025), all stamped as received by the Local Planning Authority on the 07/01/2026. A post construction review certificate/statement shall be submitted for approval, within three months of the practical completion of the development, to the Local Planning Authority.

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

19) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of at least 'Very Good' against version 6 of BREEAM. A post construction review certificate shall be submitted to and approved in writing by the local planning authority within 3 months of the first use of the development.

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

20) Prior to the first use of the premises, a signage strategy shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall then be implemented as part of the development and be adhered to for its lifetime.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

21) a) Prior to the commencement of the development, details of how secured by design measures shall be incorporated into the development hereby approved, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) The development hereby approved shall not be occupied or used until the Local Planning Authority has acknowledged in writing that it has received written confirmation that the development has achieved a Secured by Design accreditation.

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

22) a) The development shall be completed in accordance with the measures and recommendations put forward within the submitted Preliminary Ecological Appraisal and Roost Assessment (Prepared by Arbtech; Dated 22/04/2025; Received 07/01/2026).

b) Prior to the first use of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the application site shall be submitted for approval in writing by the Local Planning Authority. A minimum of 2no bat and 2no bird boxes shall be installed on site.

The approved details shall be implemented and be in place prior to the first use of the development hereby approved and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

23) a) Prior to the any above ground works, hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

o Footway resurfacing works along Tib Street to the front of the application site.

b) Prior to the first occupation of the development hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval 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, EN1 and DM1 of the Manchester Core Strategy (2012).

24) 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 local planning authority in response to identified television signal reception problems within the potential impact area, a study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception. The measures identified must be carried out either before the building is first occupied or within one month of the study being submitted to the local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television 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 Core Strategy.

25) The development hereby approved shall be carried out in accordance with the Framework Travel Plan (Prepared by Mode Transport; Dated September 2025) received by the Local Planning Authority, on the 07/01/2026.

In this condition a Travel Plan means a document which includes:
I. the measures proposed to be taken to reduce dependency on the private car by those living at the development;
II. a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
III. mechanisms for the implementation of the measures to reduce dependency on the private car
IV. measures for the delivery of specified Travel Plan services
V. a commitment to providing improved and increased cycle storage facilities on site
VI. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the Local Planning Authority.

Any Travel Plan which has been approved by the 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 at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

26) The development hereby approved shall store and dispose of its waste and recycling in accordance with drawing no.09441-LEP-SC-00-DR-A-00020 Revision P03 (Received 12/02/2026), drawing no.09441-LEP-SC-00-DR-A-00004 Revision P01 and the submitted Waste Proforma (Both received 07/01/2026). The details of the approved scheme shall be implemented as part of the development and shall remain in situ and be adhered to for its lifetime.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

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

- Monday to Saturday: 7:30 - 20:00
- No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

28) The provision of 2no cycle spaces, as indicated on drawing no. 09441-LEP-SC-00-DR-A-00020 Revision P03, received by the Local Planning Authority on 12/02/2026, shall be implemented prior to the first use of the development hereby approved and shall be retained and maintained in situ for as long as the development remains in use.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

29) The ground floor commercial unit hereby approved, shall not be open outside of the following hours for the lifetime of the development:

- Monday - Sunday (Including Bank Holidays) 09:00 - 22:00

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

30) The upper floor commercial units, hereby approved shall not be open outside of the following hours for the lifetime of the development:

o Monday - Sunday (Including Bank Holidays) 09:00 - 22:00

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

31) The roof terrace hereby approved, shall not be open outside of the following hours for the lifetime of the development:

o Monday - Sunday (Including Bank Holidays) 09:00 - 19:00

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

32) All external doors of the development hereby approved shall open away from the public highway.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

33) No amplified sound or any music shall be produced or played in any part of the site outside the building, including the roof terrace.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Core Strategy.

34) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

35) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to Section 10 of the National Planning Policy Framework and Policy EN14 of the Core Strategy.

36) All windows to the property's Tib Street elevation, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed windows are an integral and important element in the design of the building and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

37) The windows within the rear elevation of the building hereby approved, as shown on drawing nos.09441-LEP-SC-XX-DR-A-00021 Revision P05 and 09441-LEP-SC-XX-DR-A-00022 Revision P03 (Received 27/02/2026), shall be obscurely glazed for the lifetime of the development.

Reason - In the interest of safeguarding neighbouring amenity and preventing overlooking, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

38) The rear terraces hereby approved at second and third floor, as shown on drawing nos. 09441-LEP-SC-XX-DR-A-00021 Revision P05 and 09441-LEP-SC-XX-DR-A-00022 Revision P03 (Received 27/02/2026), shall only be utilised for the siting of plant and no other purpose for the lifetime of the development.

Reason - In the interest of safeguarding neighbouring amenity and preventing overlooking, in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

39) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the 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 local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the Local Planning Authority.

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

40) The commercial units hereby approved shall be used for Class E (a), (b), (c), (e) or (g), excluding convenience retail and gym use, and for no other purpose (including any other purpose within Class E or any other class of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

41) The commercial units hereby approved shall not be sub-divided for the lifetime of the development. Any proposal to sub-divide the commercial units shall require the approval of a separate planning permission.

Reason - The use of the premises for multiple commercial units would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

42) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be

occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy and validated. If no contamination is found, then a post-completion report shall be submitted to evidence this prior to occupation of the development.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety. Pursuant to policies EN18 and DM1 of the Manchester Core Strategy.

43) The development hereby approved shall have slimline windows, and brick window reveals and soffits in accordance with the approved documents listed below:

o 09441-LEP-SC-XX-DR-A-00026 Revision P04 (Received 27/02/2026)
o AA®720 SL SLIMLINE CASEMENT WINDOW Specification (Received 13/03/2026)

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 and DM1 of the Core Strategy.

44) Notwithstanding the 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 telecommunications infrastructure, masts nor satellite dishes shall be mounted/installed on the building other than that expressly 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.

45) Notwithstanding the provisions Class O of Part 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), should the upper floor commercial units at any time during the development's lifetime be utilised as Class E offices, they shall not be changed to any use falling within 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).

Reason - To safeguard the office and commercial accommodation as part of maintaining the supply of suitable and sustainable office/commercial accommodation in this part of the City particularly accommodation suitable for small business pursuant to policies SP1 and EC1 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

46) a) Prior to the commencement of any above ground works, details on the number, siting and appearance of swift bricks, including material samples, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be retained and maintained thereafter.

b) Prior to the first use of the development hereby approved, a scheme to verify that the swift bricks approved under part a of this condition have been installed on site, shall be submitted to and approved in writing by the Local Planning Authority.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

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

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and obstacle-notification/Crane-notification/

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. If protected species are found to be present on site works must halt and advice be sought from a suitably qualified professional.

Work that will impact on habitats where nesting birds may be present (for example demolition of a building or works to trees and other vegetation including undergrowth like bramble), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, and skips with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

The applicant is required to discuss and agree any requirements for TTROS, temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

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/online-directories/licences-and-permissions-directories/licensing/highways-and-pavements/permission-to-work-on-the-highways#:~:text=Summary,hybrid%20Section%20278%2F38%20agreement.

Highways recommend that the applicant discusses/progresses the stopping-up proposals with Highways Road Information Searches Team on roadinformationsearches@manchester.gov.uk

The applicant is advised to contact highways.structures@manchester.gov.uk as soon as possible. It should be noted that additional structural drawings and calculations may be required for checking which would be subject to additional fees.

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request.

Following any planning approval, the applicant will be required to enter into Section 278 Agreement for the agreed highway alterations which will require agreement/technical approval with MCC's Highways Statutory Approvals Teams and TfGM (to be conditioned with any approval). The proposed works will also be subject to detailed design on a commission to TfGM (UTC). 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.

It is expected that all modifications/improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The Council seeks use of a standard palette of materials for footway and carriageway construction. For alternatives of a higher standard, a commuted sum (for nonstandard highway material and its maintenance) will need to be agreed between MCC and the applicant. A commuted sum will also be required for ongoing maintenance of any tree/shrub planting implemented within the adopted highway.

Date: 10 April 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority 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