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)
Shelagh McNerney Manchester City Council Lloyd Street Manchester M2 5PD	Mr Andrew Wilson AHR 55 Princess Street Manchester M2 4EW

Part 1 – Particulars of the application/development

Proposal: City Council Development for the phased erection of a 2.4-metre-high hoarding for a temporary period of 18 months.

Location: Piccadilly Gardens , Manchester,

Date of application: 27 January 2026

Application number: 144971/VO/2026

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place. The proposal is considered to be acceptable and therefore determined within a timely manner

Condition(s) attached to this decision

1) In this permission, the following definitions are applicable:

- Phase One: Erection 2.4 metre hoarding (including associated various intrusive site investigations to ground conditions, structural investigations to planters and fountain including removal of underground plant)

Phase Two: Erection 2.4 metre hoarding (including associated various intrusive site investigations to ground conditions and structural investigations)

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

2) 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.

3) The permission hereby granted is for a limited period only, for 18 months from the commencement of development.

Reason - The use hereby granted is for a temporary period only to help meet the short term demand for facilities at the site and to allow a long term strategy to be put in place pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The structures hereby permitted shall be discontinued no later than 18 months from commencement of development and are required to be removed no later than one month from the temporary period ceasing.

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

5) Two months prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved in writing by the City Council, as Local Planning Authority. The scheme shall be implemented within two months of the temporary period ceasing and thereafter retained and maintained in accordance with this scheme.

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

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

Drawing PGD-AHR-XX-ZZ-D-A-9007 P02 and Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026

Drawing PGD-AHR-XX-ZZ-D-A-9003 P02 received by the City Council, as Local Planning Authority, on the 16 January 2026

Planning Statement received by the City Council, as Local Planning Authority, on the 2 February 2026

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.

7) The hoarding shall be erected in accordance with Drawing PGD-AHR-XX-ZZ-D-A-9007 P02 and Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026 and drawing PGD-AHR-XX-ZZ-D-A-9003 P02 and PGD-AHR-XX-ZZ-D-A-9004 P02 received by the City Council, as Local Planning Authority, on the 16 January 2026.

This shall include the provision of a 2.4 metre high hoarding and a no dig foundation.

Reason - in the interest of visual amenity and to ensure that the hoarding hight and position is carried out in accordance with the approved details pursuant to policy DM1 of the Manchester Core Strategy (2012).

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)
(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(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 Core Strategy.

9) Prior to the installation of the Phase Two hoarding line, a Construction Management Plan (CMP) detailing surface water management measures shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented as part of the development and thereafter retained and maintained.

Reason - In the interest of ensuring surface water management measures are in place pursuant to policy EN14 of the Manchester Core Strategy (2012).

10) The development hereby approved shall be carried out in accordance with the Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026. This shall include a Banksman at all times when the site is in use who will stop pedestrians from crossing the vehicular access whilst vehicles drive in. The development shall be carried out in accordance with this information for the duration of the temporary period.

Reason - In order to create a safe pedestrian environment pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) Prior to the installation of the Phase Two hoarding line, as indicated on drawing PGD-AHR-XX-ZZ-D-A-9007 P02 and Transport statement received by the City Council, as Local Planning Authority, on the 17 February 2026, final details of the siting, scale and appearance of the hoarding line shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:

- Consultation with local businesses;
- Details of the final design of the hoarding including height and position.
- Details of temporary lighting and CCTV coverage of this area.

The approved details shall be implemented as part of the Phase Two installation and retained for the duration of the temporary period.

Reason - In order to provide a safe pedestrian environment and maximise visibility of nearby businesses pursuant to policy 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:
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.

- Any signage, wayfinding, banners or any other advertisements to be on the hoarding for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- The hoardings should not restrict access to manholes located within the public highway, ensuring maintenance operations can be carried out without obstruction.

- The applicant is required to discuss and agree any requirements for licensing, hoarding /scaffolding, skips and temporary access points (Section 50) with MCC's Highways LicensingTeam via Email to: highwaylicences@manchester.gov.uk.
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- The applicant is required to discuss and agree any requirements for temporary pedestrian andtraffic management with MCC's Event and Traffic Management Team via Emailto highwaynetworkmanagement@manchester.gov.uk.

Date: 2 March 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.