

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Anthony and Callum Ford
Mulberry Grange
Cross Hill Lane
Rimington
BB7 4EE

Agent (if used)

Mrs Katarzyna McMaster
Enabl
16 Old Market Place
Altrincham
Trafford
WA14 4DF

Part 1 – Particulars of the application/development

Proposal: Change of use from offices (Use Class E) to residential accommodation comprising of two x four-bedroom dwellinghouses (Use Class C3a) including the demolition of existing outriggers and the erection of a replacement rear extension with associated amenity space;

Erection of two storey, four-bedroom residential dwellinghouse (Use Class C3a) fronting Artillery Street with associated amenity space

Location: 8 - 8A St John Street, Manchester, M3 4DU

Date of application: 17 June 2025

Application number: 143240/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.

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 B2 Proposed West Elevation: 1084-TGA-B2-ZZ-DR-A-95513-P08

All received by the Local Planning Authority on 21 January 2026

- o B2 Proposed North Elevation: 1084-TGA-B2-ZZ-DR-A-95510-P08
- o B2 Proposed South Elevation: 1084-TGA-B2-ZZ-DR-A-95512-P08
- o B2 Proposed East Elevation: 1084-TGA-B2-ZZ-DR-A-95511-P08
- o B2 North Elevation - Bay Study: 1084-TGA-B2-ZZ-DR-A-95515-P04

All received by the Local Planning Authority on 20 January 2026

- o Proposed South Elevation - St John Street: 1084-TGA-B1-ZZ-DR-A-95501-P07

All received by the Local Planning Authority on 4 December 2025

- o B1 Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06

All received by the Local Planning Authority on 1 December 2025

- o Proposed East Elevation - Longworth Street: 1084-TGA-ZZ-ZZ-DR-A-95503-P07
- o Proposed East Elevation - Longworth Street: 1084-TGA-B1-ZZ-DR-A-95514-P06
- o Proposed Longworth Street Elevation: 1084-TGA-ZZ-ZZ-DR-A-95420-P06

All received by the Local Planning Authority on 26 November 2025

- o Proposed Window Section: 25-1569 PENYARD A2

Received by the Local Planning Authority on 28 October 2025

- o B1 Proposed West Elevation: 1084-TGA-B1-ZZ-DR-A-95506-P07
- o B1 Proposed North Elevation: 1084-TGA-B1-ZZ-DR-A-95507-P07

All received by the Local Planning Authority on 9 September 2025

- o Proposed Ground Floor Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95202 P06
- o B2 Ground Floor - Proposed Plan: 1084-TGA-B2-00-DR-A-95312-P06

All received by the Local Planning Authority on 7 August 2025

- o Proposed Site Plan: 1084-TGA-ZZ-ZZ-DR-A-95201 P06

All received by the Local Planning Authority on 8 July 2025

- o B1 Basement Floor - Demolition Plan: 1084-TGA-B1-B0-DR-A-95301-P04
- o B1 Basement Floor - Proposed Plan: 1084-TGA-B1-B0-DR-A-95302 P06
- o B1 Ground Floor - Demolition Plan: 1084-TGA-B1-00-DR-A-95304-P04
- o B1 Ground Floor - Proposed Plan: 1084-TGA-B1-00-DR-A-95305-P06
- o B1 First Floor - Demolition Plan: 1084-TGA-B1-01-DR-A-95307-P04
- o B1 First Floor - Proposed Plan: 1084-TGA-B1-01-DR-A-95308-P05
- o B1 Second Floor - Demolition Plan: 1084-TGA-B1-02-DR-A-95310-P04
- o B1 Second Floor - Proposed Plan: 1084-TGA-B1-02-DR-A-95311-P05

- o Proposed Site Section AA: 1084-TGA-B1-ZZ-DR-A-95401-P05
- o Proposed Section BB: 1084-TGA-B1-ZZ-DR-A-95403-P05
- o B1 Proposed Section CC: 1084-TGA-B2-ZZ-DR-A-95404 P05

- o B2 First Floor- Proposed Plan: 1084-TGA-B2-01-DR-A-95313-P05
- o B2 Proposed Roof Plan: 1084-TGA-B2-01-DR-A-95320 P04
- o B2 proposed sections: 1084-TGA-B2-ZZ-DR-A-95405-P05
- o B2 Proposed North Elevation - Artillery Street: 1084-TGA-B2-ZZ-DR-A-95509 P04

- o Schedule of Works, prepared by Tim Groom Architects;
- o Air Quality Assessment, prepared by Hydrock;
- o Drainage Strategy, prepared by Hydrock;
- o Heritage Statement, prepared by Turley;
- o Energy Compliance Strategy, prepared by CWC;
- o Ground Conditions Desk Study Report, prepared by Hydrock;
- o Transport Statement, prepared by SK;
- o Environmental Standards Statement, prepared by Turley;
- o Preliminary Ecological Survey, prepared by Ecus;
- o Biodiversity Net Gain Report;
- o Broadband Connectivity Assessment, prepared by GTech Surveys Ltd;

All received by the Local Planning Authority on 17 June 2025

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

3) Prior to the commencement of development, samples and specifications of all materials to be used on all external elevations of the new dwelling ('B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025) as shown on Drawing Nos. 1084-TGA-ZZ-ZZ-DR-A-95514 P06, received 26 November 2025, shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include doors/garage doors, windows, brick, brick specials for the curved section, stone, and roof materials.

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

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

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

4) Prior to the commencement of development hereby approved (including demolition of existing outriggers), all materials as shown on drawing nos. 1084-TGA-B1-ZZ-DR-A-95506-P07 and 1084-TGA-B1-ZZ-DR-A-95507-P07 (Received on 10 September 2025), product specifications and samples for all materials to be used on all external elevations

of the listed building (No.8 and 8a St John Street) 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/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) Prior to the commencement of works to the windows to No.8-8a St John Street, as shown on 1084-TGA-B1-ZZ-DR-A-95501 P07 (Received 4 December 2025) and 1084-TGA-ZZ-ZZ-DR-A-95514 P06 (Received 26 November 2025), a specification and full size sash window sample including the double glazing and glazing bars 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/samples prior to the first occupation of No.8-8a St John Street.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

6) Notwithstanding the Proposed Roof Plan: 1084-TGA-B1-RL-DR-A-95319-P06, received 1 December 2025, prior to the installation of external roof vents to the listed building (No.8-8a St John Street), full and final details shall be submitted to and approved in writing by the Local Planning Authority. This shall include a roof plan, section drawings, a product specification and a sample.

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

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

7) Prior to first occupation of the development hereby approved and prior to the installation, details of the siting, scale and appearance of the solar panels to the roof of the new dwelling 'B2' as shown on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include cross sections and product specifications

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 policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

8) Prior to the first occupation of the development, details and specifications of the three electric car charging points as annotated on drawing No.1084-TGA-ZZ-ZZ-DR-A-95202 P06 (Received on 7 August 2025) shall be submitted to and approved in writing by the Local Planning Authority,

The approved details shall then be implemented and be in place prior to the first occupation of each dwelling and thereafter retained and maintained in situ for the lifetime of the development.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

9) Prior to the installation of air vents to the roof of the new dwelling (B2' as shown on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2), full and final details of the vents shall be submitted to and approved in writing by the Local Planning Authority. This shall include the exact locations of any air intakes, product specifications, lean air filters if necessary and any maintenance requirements,

The development shall then be carried out in accordance with the approved details prior to the first occupation of the 'B2' dwelling.

Reason: In the interest of visual amenity and to secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

10) The window reveals and soffits for the new dwelling 'B2' as shown on drawing no.1084-TGA-B2-00-DR-A-95312-P06-B2 shall be carried out in accordance with drawing 1084-TGA-B2-ZZ-DR-A-95515-P04 , received by the City Council, as Local Planning Authority, on the 20 January 2026.

The extent of the window reveals and detailing will be as follows: - minimum of full brick reveal of 200 mm and full brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

11) Notwithstanding drawing 1084-TGA-ZZ-ZZ-DR-A-95503 P07 received by the City Council, as Local Planning Authority, on the 26 November 2025, prior to any above ground works, details of the siting, scale, appearance and material for the proposed boundary treatment 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 be in place prior to the first occupation of the development. The boundary treatment 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 the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Notwithstanding the submitted External Building Fabric Assessment: 13660.PR01.EBF.1 REVISION NO.2 and ADO (Overheating) Noise Risk Assessment: 13360.RP02.ADO.0 as received on 30 July 2025.

(a) Prior to commencement of above ground works a final scheme for acoustically insulating and mechanically ventilating the residential dwellings at shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the

MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing.

The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account. The approved noise insulation scheme shall be completed before the occupation of the residential dwellinghouses hereby approved.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (L_{eq,5min}), respectively.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from traffic and other sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

13) a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, 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 occupation of the residential apartments hereby approved, 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.

14) 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 City Council as Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Hours of site opening/operation;
- o Display of an emergency contact number;
- o Dust suppression measures, including a section on air quality and the mitigation measures proposed to control fugitive dust emissions;
- o Compound locations where relevant;
- o Details regarding location, removal and recycling of waste (Site waste management plan);
- o Phasing and quantification/classification of vehicular activity;
- o Types and frequency of vehicular demands - Routing strategy and swept path analysis;
- o Parking for construction vehicles and staff;
- o Sheeting over of construction vehicles;
- o A commentary/consideration of ongoing construction works in the locality;
- o Construction and demolition methods to be used;
- o The erection and maintenance of security hoardings where relevant;
- o Details of how access to adjacent premises would be managed to ensure clear and safe routes into buildings are maintained at all times;
- o Community consultation strategy, including details of stakeholder and neighbour consultation prior to and during the development along with the complaints procedure;
- o Pedestrian management proposals;
- o Loading and unloading of plant and materials;
- o The design, erection, maintenance and dismantling of scaffolding.
- o A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site

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.

15) Notwithstanding the submitted Preliminary Ground Investigation Report:16488-HYD-XX-XX-RP-GE-0002 P02, Method Statement and Risk Assessment: 16488-HYD-XX-XX-HS-GE-0002 P0, Ground Conditions Desk Study Report 16488-HYD-XX-XX-

a) Prior to the commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the Local Planning Authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site, and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

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

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

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

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

- o Finalised surface water drainage layout including all components, levels, connectivity and proposed overland flow routes for extreme events.
- o Hydraulic calculations of the proposed drainage system, including all design parameters. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.
- o For surface water connections, evidence of agreement in principle from the relevant authority/service provider is required to ensure there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed new connection will suffice.

- o Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment. Provide at least a 50% reduction in brownfield runoff rate or greenfield runoff rate.
- o Where flows less than 5 l/s are proposed, a blockage risk assessment must be undertaken. If the risk cannot be adequately managed, a higher minimum discharge rate should be considered/ agreed with relevant authority.
- o A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753). Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the building and tank.
- o Construction details of flow control and SuDS components.
- o Details of how the scheme shall be maintained and managed after completion. Maintenance and management plan, including responsible party and a schedule of tasks/frequencies for the components.
- o Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
- o Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14

17) Foul water and surface water must be drained on a separate system.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN8 and EN14 of the Core Strategy for the City of Manchester and the guidance within the National Planning Policy Framework.

18) No part of the development shall be occupied until the secure cycle storage for each plot as shown on drawing no. 1084-TGA-ZZ-ZZ-DR-A-95202 P05 (Ground Floor Plan), as received by the Local Planning Authority, on 8 July 2025 has been implemented and made available for use.

The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking for the duration of the use.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

19) The details of the approved Waste Management Strategy (Section 6.2 of the Design and Access Statement, prepared by Tim Groom Architects and received by the Local Planning Authority on 17 June 2025 shall be implemented as part of the development and be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

20) Prior to the first occupation of the dwellings hereby approved, a scheme of highway works shall be submitted to and approved in writing by the Local Planning Authority. This shall include:

- o Details of dropped kerbs
- o Installation of H-bar across driveways of Plots 8 and 8a
- o Resurfacing of footways bounding the site

The scheme shall then be implemented in accordance with the approved details prior to the first occupation of the dwellings.

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).

21) The development hereby approved shall be carried out in accordance with the safety and security details within Sections 6.4.7 to 6.5.12 of the Design and Access Statement, prepared by Tim Groom Architects as received by the Local Planning Authority on 17 June 2025.

The new dwelling 'B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025 hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of 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) Prior to the first occupation of the development hereby approved, details of bat box provision on site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt a minimum of at least 2 no bat boxes should be proposed. The approved details shall then be installed on site.

The approved details shall then be installed on site prior to the first use of the development.

Reason - In order to secure a biodiversity net gain on site in accordance with Manchester Core Strategy Policy EN15, Places for Everyone Plan Policy JP-G9 and the National Planning Policy Framework.

23) No development or vegetation clearance shall commence on site until the following has been submitted to and approved in writing by the Local Planning Authority:

- a) A licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 authorizing the specified activity/development to go ahead; or
- b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/ development will require a licence.

Reason - To ensure the protection of species or their habitat that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Manchester Core Strategy.

24) Notwithstanding the submitted Written Scheme of Investigation: ARS24/197 Issue 2, prepared by Archaeological Research Services Ltd, as received by the Local Planning Authority on 30 July 2025, no demolition or development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted for approval in writing by the City Council, as Local Planning Authority. The WSI shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

- archaeological evaluation trenching;
- pending the results of the above, a targeted open-area excavation.

2. A programme for post-investigation assessment to include:

- production of a final report on the results of the investigations and their significance.

3. Deposition of the final report with the Greater Manchester Historic Environment Record.

4. Dissemination of the results of the archaeological investigations commensurate with their significance.

5. Provision for archive deposition of the report and records of the site investigation.

6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policies EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

25) Prior to the installation of the Air Source Heat Pump, full and final details of the exact location, appearance and product specification shall be submitted to and approved in writing by the Local Planning Authority. This shall include a section drawing and any noise attenuation measures, if necessary, when established under condition 12 (plant noise) of this planning permission.

The development shall be implemented in accordance with the approved details.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1, DM1, EN1 and EN3 of the Core Strategy and the requirements of the National Planning Policy Framework.

26) The development hereby approved shall be carried out in accordance with the submitted Environmental Standards Statement (01046), as received by the Local Planning Authority on 2 July 2025.

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.

27) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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

28) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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

29) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), in respect to the new dwelling 'B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, no extensions, windows doors or other openings (Class A), roof additions (Class B), roof alterations (Class C), porches (Class D), outbuildings (Class E), hard surfaces (Class F), chimneys, flues, etc. (Class G), microwave antennae (Class H)] shall be erected without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

30) Notwithstanding the provisions of Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the approved integral garage hereby approved as part of the new dwelling shown no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025 shall not be used for any purpose that would preclude its use

for the parking of a motor vehicle in association with the authorised residential use or development be undertaken that would preclude vehicular access to the garage.

Reason - The loss of garage parking space could result in an unacceptable increase in on-street parking and would thereby be detrimental to highway and pedestrian safety and to comply with policies SP1, T1 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

31) The new dwelling hereby approved shall include for full disabled access to be provided to the external areas of the new dwelling 'B2' as referenced on drawing no. 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025. This dwelling shall should be constructed to M (4) 2 standard.

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

32) a) Prior to the installation of external lighting for the new dwelling 'B2' as shown on 1084-TGA-B2-00-DR-A-95312-P06-B2, received 7 August 2025, scheme for the lighting design shall be submitted to and approved in writing by the City Council as Local Planning Authority to control glare and overspill onto nearby residential properties. The lighting shall be installed in accordance with the approved scheme.

b) Prior to the first use of the lighting, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall be submitted to and approved in writing by the City Council as Local Planning Authority. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - In the interests of amenity and design in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

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

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

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.

Biodiversity Net Gain

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.

Should there be any basement excavations this would be require planning permission/listed building consent proposed adjacent to the highway structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section. The applicant is advised to contact highways.structures@manchester.gov.uk

For the avoidance of doubt, should there be any basement excavations, planning permission and listed building consent would be required.

A S278 agreement is required for works to the adopted highway. A deposit is required to begin the S278 application. Additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site.

Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense.

Culvert: MCC records highlight that the underground Canal Tunell (River Irwell) is located within close proximity to the site (approximately 60m to the south/south-west of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further

investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link:
<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=drainage>

Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:

- o Monday - Friday: 07:30 to 18:00;
- o Saturday: 08:30 - 14:00;
- o Sunday / Bank holidays: No work.

The applicant should refer to:

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9
and IAQM/EPUK Construction Guidance at:
<http://iaqm.co.uk/guidance/>

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

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

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



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](https://www.miningremediation.gov.uk)

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