

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

Kevin Burke
Manchester City Council
Town Hall
Albert Square
Manchester
M2 5DB

Agent (if used)

Mr. David Ng
Corstorphine & Wright
4th Floor Tribeca House
21-27 Dale Street
Manchester
M1 1EY

Part 1 – Particulars of the application/development

Proposal: City Council Development: Elevational alterations including installation of external facade system and roof top safety handrail together with the installation of 14 no. roof top and 14 no. ground level mounted air source heat pump units

Location: 13-51 Riverdale Road And 2-16 Inchcape Drive, Manchester, M9

Date of application: 27 June 2025

Application number: 143028/VO/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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, issues raised during the course of the application have been addressed and overcome, and appropriate conditions have been placed on the approval granted.

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 documents labelled:

- Proposed Second and Third Floor Plan - South Block (Ref: 23746-2012 P-00)
- Proposed Second and Third Floor Plan - West Block (Ref: 23746-2015 P-00)
- Proposed Second and Third Floor Plan - North Block (Ref: 23746-2018 P-00)
- Airtightness - South and West Block Sheet 1 (Ref: 23746-3001 P-00)
- Airtightness - South and West Block Sheet 2 (Ref: 23746-3002 P-00)
- Airtightness - North Block Sheet (Ref: 23746-3003 P-00)
- Section C-C Inc. Airtightness Details (Ref: 23746-3007 P-00)
- Section D-D Inc. Airtightness Details (Ref: 23746-3008 P-00)
- Altherma 3 Monobloc Specification Brochure (Prepared by Daikin)

- Proposed Roof Plan - South Block (Ref: 23746-2013 P-01; Received 27/06/2025)
- Proposed Roof Plan - West Block (Ref: 23746-2016 P-01; Received 27/06/2025)
- Proposed Ground and First Floor Plan - North Block (Ref: 23746-2017 P-01; Received 27/06/2025)
- Proposed Roof Plan - North Block (Ref: 23746-2019 P-01; Received 27/06/2025)
- Proposed Elevations - North Block (Ref: 23746-2031 P-01; Received 27/06/2025)
- Mechanical Services Equipment Schedules (Ref: 312169 REV P03; Prepared by Harley Haddow; Received 27/06/2025)

- Proposed Ground and First Floor Heating Layout - North Block (Ref: 312169-HAH-NB-ZZ-D-M-05610_P04; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Roof and Heating Layout - North Block (Ref: 312169-HAH-NB-ZZ-D-M-05612 P03; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed MEP Services - North Block Elevation (Ref: 312169-HAH-NB-ZZ-D-ME-09010_P05; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Ground and First Floor Heating Layout - South Block (Ref: 312169-HAH-SB-ZZ-D-M-05610_P04; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Roof Floor Heating Layout - South Block (Ref: 312169-HAH-SB-ZZ-D-M-05612 P03; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed MEP Services - South Block Elevation (Ref: 312169-HAH-SB-ZZ-D-ME-09010_P05; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Ground and First Floor Heating Layout - West Block (Ref: 312169-HAH-WB-ZZ-D-M-05610_P04; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed Roof Floor Heating Layout - West Block (Ref: 312169-HAH-WB-ZZ-D-M-05612 P03; Prepared by Harley Haddow; Received 27/06/2025)
- Proposed MEP Services - West Block Elevation (Ref: 312169-HAH-WB-ZZ-D-ME-09010_P05; Prepared by Harley Haddow; Received 27/06/2025)

- Proposed Ground and First Floor Plan - South Block (Ref: 23746-2011 P-02; Received 29/10/2025)
- Proposed Ground and First Floor Plan - West Block (Ref: 23746-2014 P-02; Received 29/10/2025)
- Proposed Elevations - South Block (Ref: 23746-2029 P-02; Received 29/10/2025)
- Proposed Elevations - West Block (Ref: 23746-2030 P-02; Received 29/10/2025)
- Section AA and BB inc. Airtightness details (Ref: 23746-3006 P-01; Received 29/10/2025)
- Proposed Heating Schematic (Ref: 312169-HAH-XX-XX-D-M-05601 P03; Received 29/10/2025)

- Noise Impact Assessment, Ref: AA0532.2 (Prepared by Azymuth Acoustics UK, Dated and Received 29/10/2025)
- Cover Letter (Prepared by Corstorphine & Wright; Received 29/10/2025)
- Proposed Site Plan (Ref: 23746-2001 P-00; Received 29/10/2025)
- Design & Access Statement; October 2025 (Ref: 23746-8001 P-02; Prepared by Corstorphine & Wright; Received 29/10/2025)

Stamped as received by the City Council as Local Planning Authority on 23/05/2025 unless specified otherwise.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) The development hereby approved shall be carried out in full accordance with the material samples submitted to the City Council as local planning authority and detailed in the email dated 15/11/2024. For the avoidance of doubt these include:

- o Brickwork - Wetherby Grey Multi Waterstruck 764
- o Render - Wetherby 4S Silicone 1.5mm 'K' Textured Finish in colour G 0507-Y40R
- o Mortar - Y73 DARK

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1, DM1 and EN1 of the Core Strategy.

4) a) The scheme shall be implemented in full accordance with the measures, as set out in the submitted Azymuth Acoustics Noise Impact Assessment, Ref. AA0532.2 dated 29/10/2025, stamped as received by the City Council as Local Planning Authority on 29/10/2025.

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 impacts assessment.

c) In the event of any non-conformity with the approved noise impact assessment, 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 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 Manchester Core Strategy (2012) and saved UDP policy DC26.

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.

Separate planning permission would be required for the installation of PVs at these buildings.

Date: 24 November 2025

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

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

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

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

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

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

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

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

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

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