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

UK Management College Ltd
C/o Agent

Agent (if used)

Mr James M
4D Planning
3rd Floor
86-90 Paul Street
Hackney London
EC2A 4NE

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 (specified plans) attached to planning permission 138709/FO/2023 to allow alterations to parking and layout

Location: Units 1, 3 & 4, 1121 Ashton Old Road, Manchester, M11 1AA

Date of application: 10 September 2025

Application number: 143532/JO/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 to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application. In particular negotiations were held, prior to the application being submitted, to ensure that, as a minimum. At least the approved levels of car parking were being provided on site, and further information was sought, during the application process, in relation to car park management.

Condition(s) attached to this decision

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

The Planning/Design and Access Statement dated November 2023, stamped as received by the City Council, as Local Planning Authority, on 1 December 2023.

Waste Management Strategy and the 4D Planning Transport statement, dated January 2024, stamped as received by the City Council, as Local Planning Authority, on 8 January 2024.

The letter from 4D Planning titled 'Proposed Trip Generation' and dated 16 February 2024, stamped as received by the City Council, as Local Planning Authority, on 19 February 2024.

Drawing numbered 4D06 rev A, stamped as received by the City Council, as Local Planning Authority, on 4 March 2024.

Drawings numbered 4D01, the Broxap Cycle Shelters Specification sheet and the NBB Bin Store specifications document, all stamped as received by the City Council, as Local Planning Authority on 6 February 2025

Drawings numbered 4D02 and 4D07 rev A, and the Travel Plan Revision 3 document, dated March 2025, all stamped as received by the City Council, as Local Planning Authority on 19 March 2025.

Drawings numbered 4D04 and 4D05, dated June 2025, and stamped as received by the City Council, as Local Planning Authority, on 23 July 2025

Drawings numbered 1AA-2025 - Student Parking Space 3 and 1AA-2025-001, and the 4D Planning Transport statement, dated September 2025, all stamped as received by the City Council, as Local Planning Authority, on 10 September 2025.

Email from 4d Planning, and associated Car Park Information document, dated 4 December 2025

Email from 4d Planning dated 10 December 2025, which confirms that the applicant has the right to indicate 6 car parking spaces, in the front car park, as being dedicated for students.

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

2) The premises shall only operate during the following hours:
Monday to Wednesday - 8.30am to 9.30pm
Thursday - 8.30am to 6.30pm
Friday - 8.30am to 6.00pm
Saturday and Sunday 8.30am to 5.30pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester

3) Deliveries, servicing and / or waste collections shall be undertaken outside the hours of:
Monday to Saturday - 7.30 am to 8.00 pm;
Sunday and Bank Holidays - No deliveries, servicing and / or waste collections

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan.

4) The car parking space indicated on the approved plans shall be surfaced and made available for use prior to the first use of the building for educational purposes. The car parking space shall then be available at all times whilst the site is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies DM1 and T2.6 of the Manchester Core Strategy.

5) The premises shall operate in accordance with the Travel Plan Revision 3 document, dated March 2025 and stamped as received by the City Council, as Local Planning Authority on 19 March 2025, and the Car Park Information document, stamped as received by the City Council, as Local Planning Authority on 4 December 2025

Within six months of the date of this permission, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as 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 to the college, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy.

6) The cycle storage facilities on site shall be implemented, as part of the development, in accordance with the following drawings and documents;
Broxap Cycle Shelters Specification sheet, stamped as received by the City Council, as Local Planning Authority on 6 February 2025.
Drawings numbered 4D02 and 4D07 rev A, stamped as received by the City Council, as Local Planning Authority on 19 March 2025.

The approved cycle storage facilities shall remain in situ whilst the use is in operation.

Reason - To ensure that adequate provision is made for bicycle parking so that staff and students have a range of options in relation to mode of transport, and to ensure that the facilities have an acceptable visual impact, in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

7) Refuse storage facilities on site shall be implemented, as part of the development, in accordance with the drawings numbered 4D01 and 4D02 and the NBB Bin Store specifications document, all stamped as received by the City Council, as Local Planning Authority on 6 February 2025. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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

8) The ongoing provision of student and staff car parking on site, and the operation/management of the car parks shall continue to be provided on site, whilst the use is in operation, in accordance with the details indicated in drawings numbered 4D04 and 4D05, dated June 2025, and stamped as received by the City Council, as Local Planning Authority, on 23 July 2025 and the Car Park Information document, stamped as received by the City Council, as Local Planning Authority on 4 December 2025

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied, in order to comply with Policies DM1 and T2 of the Manchester 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:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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

The applicant should design and construct drainage system to prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system.

Manchester City Council records highlight that the two underground culverts (Corn Brook Tributary) are located within close proximity to the site (approximately 50m to the east, and 88m to the north of the site). It is requested 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 Manchester City Council should be contacted immediately. Any alteration to an existing ordinary watercourse would be subject to land drainage consent under the Land Drainage Act 1991

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004).

Date: 16 December 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.