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

Mr Chris Fothergil
John Southworth
10 Charles Street
Dukinfield
SK16 4SD

Agent (if used)

Mr Daniel Tomlinson
GWP Architecture
1 Lidgett Lane
Leeds
LS8 1PQ

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (specified plans), 5 (windows and doors PD), 7 (highway works), 8 (waste), 9 (parking spaces), 14 (EV charging), 15 (boundary treatment),19 (ES statement) attached to planning permission 141731/JO/2024 to allow alteration of position of block 01 (flipped on its centre axis left to right), alterations to boundary treatment including visibility splay to plot 3 and addition of timber fence to rear of block 03, small changes to ASHP positions, and the discharge of conditions 17 (cycle storage) and 18 (biodiversity) attached to planning reference 141731/JO/2024.

Location: Land Between Simister Street, Jonas Street And, Princedom Street, Manchester,

Date of application: 8 July 2025

Application number: 143402/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

In this case, 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. On balance, it is considered that the development is of a scale and magnitude that would relate positively to the surrounding area and would be capable of achieving a high quality development in accordance with Core Strategy Policies DM1 and SP1.

Condition(s) attached to this decision

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

-Application Form, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Drawing- Proposed- Buried Services Survey, numbered RBS - 20/2172/003, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Environmental Statement- Phase 1- Geo-Environmental Study, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Environmental Statement- Phase 2- Geo-Environmental Assessment Report, numbered PH/C4656/10673, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Affordable Housing Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Arboricultural Implications Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Arboricultural Method Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Broadband Connectivity Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Supporting Information- Crime Impact Statement, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Transport or Travel Information- Transport Assessment, stamped as received by the City Council as Local Planning Authority on 4 August 2023.
-Drawing- Proposed- Boundary Treatment Elevations, numbered 2192-AEW-XX-XXDRA-0509-S2-P1, stamped as received by the City Council as Local Planning Authority on 20 October 2023.
-Supporting Information- EV Specification, stamped as received by the City Council as Local Planning Authority on 23 October 2023.
-Supporting Information- Open Space Assessment, stamped as received by the City Council as Local Planning Authority on 23 October 2023.
-Design & Access Statement, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Supporting Information- Monobloc Air Source Heat Pump Product Information, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Drawing- Proposed- House Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A-0550-S2-P05, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- South Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A 0551-S2-P04, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- Waste Management Strategy, EV Charging and ASHP, numbered 12192-AEW-XX-XX-DR-A-0507-S2-P04, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Supporting Information- Energy and Environmental Statement, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Drawing- Proposed- Site Layout- Boundary Treatments, numbered 112192-AEWXXXX-DR-A 0504-S2-P09, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Site Layout- Presentation, numbered 12192-AEW-XX-XX-DRA0502-S2-P11, stamped as received by the City Council as Local Planning Authority on 11 December 2023.
-Drawing- Proposed- Ground Floor Site Plan, numbered 12192-AEW-XX-XX-DRA0505-S2-P05, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

-Drawing- Proposed- Street Elevations, numbered 12192-AEW-XX-XX-DR-A-0506-S2-P06, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

As varied through 141731/JO/2024 by:
-Supporting Information- ASHP Specification (Vaillant), stamped as received by the City Council as Local Planning Authority on 14 February 2025.
-Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-DA-(00)-0004, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Site Plan- Proposed, numbered (515)2421-GWP-01-00-D-A-(00)-0003, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- Contextual Street Elevations, numbered (515)2421-GWP-00-00-D-A-(00)-0010, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Supporting information- External Building Finishes- REV A, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-Noise Information- MVHR Changes Email Confirmation, stamped and received by the City Council as Local Planning Authority on 9 April 2025.
-Drawing- Site Plan- Proposed- Ground Floor Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 REV C04, stamped and received by the City Council as Local Planning Authority on 15 April 2025.
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 REV C03, stamped and received by the City Council as Local Planning Authority on 16 April 2025.
-Landscaping Plan, numbered 7568.01 REV D, stamped and received by the City Council as Local Planning Authority on 1 May 2025.

As varied through 143402/JO/2025 by:
-Drawing- Proposed- Site Sections, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0015 C02, received by the City Council as Local Planning Authority on 8 July 2025.
-Supporting Information- Princedom Street- Bat & Swift Box Recommendations, received by the City Council as Local Planning Authority on 8 July 2025.
-Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004 C06, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025 C07, received by the City Council as Local Planning Authority on 18 August 2025.

-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026 C05, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0027 C03, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Bike Storage, numbered (515)2421-GWP-00-00-D-A-(00)-0040 C01, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Block 01 Setting Out Elevations, numbered (515)2421-GWP-ZZ-ZZ-D-A-(20)-0009 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Block 02 Setting Out Elevations, numbered (515)2421-GWP-ZZ-ZZ-D-A-(20)-0011 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Block 03 & 04 Setting Out Elevations, numbered (515)2421-GWP-ZZ-ZZ-D-A-(20)-0021 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Site Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 C06, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 C05, received by the City Council as Local Planning Authority on 20 August 2025.
-Supporting Information- Swift Brick Datasheet, numbered MBP 8392 REV 01, received by the City Council as Local Planning Authority on 20 August 2025.
-Supporting Information- Bat Ecologist Guide, numbered MBP_GU_1356_01, received by the City Council as Local Planning Authority on 20 August 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P07, received by the City Council as Local Planning Authority on 16 September 2025.
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P07, received by the City Council as Local Planning Authority on 16 September 2025.
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 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 for the City of Manchester.

3) The development hereby approved shall only be done in accordance with the following materials details, agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- External Finishes, numbered REV C, stamped and received by the City Council as Local Planning Authority on 16 December 2024.
-Drawing- Proposed- Brick Detail Panel 3b4p 1 of 2, numbered (515)2421-GWP-ZZZZD-A-(20)-0035 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.
-Drawing- Proposed- Brick Detail Panel 3b4p 2 of 2, numbered (515)2421-GWP-ZZZZD-A-(20)-0036 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

As varied through 141731/JO/2024 by:
-Supporting information- External Building Finishes- REV A, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

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

4) The development hereby approved shall only be done in accordance with the following window reveal details, agreed as part of condition discharge application referenced CDN/24/0943:
-Drawing- Proposed- Typical Window Cill and Head Detail, numbered (515)2421-GWP01-XX-D-A-(100)-0019 REV P02, stamped and received by the City Council as Local Planning Authority on 10 December 2024.

The development shall be fully implemented in accordance with the approved details, which shall be maintained in situ thereafter.

Reason - In the interest of visual amenity pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the dwellinghouses hereby approved other than those shown on the approved drawings referenced:
-Drawing- Proposed- House Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A0550-S2-P05, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- South Type North Facing- 3B4P, numbered 12192-AEW-XXXXDR-A0551-S2-P04, stamped as received by the City Council as Local Planning Authority on 2 November 2023.
-Drawing- Proposed- Ground Floor Site Plan, numbered 12192-AEW-XX-XX-DRA0505-S2-P05, stamped as received by the City Council as Local Planning Authority on 11 December 2023.

As varied through 141731/JO/2024 by:
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026, stamped as received by the City Council as Local Planning Authority on 19 March 2025.
-Drawing- Site Plan- Proposed- Ground Floor Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 REV C04, stamped and received by the City Council as Local Planning Authority on 15 April 2025.

As varied through 143402/JO/2025 by:
-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0025 C07, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- South Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0026 C05, received by the City Council as Local Planning Authority on 18 August 2025.

-Drawing- Proposed- North Facing House Type Architectural Drawing, numbered (515)2421-GWP-00-00-D-A-(00)-0027 C03, received by the City Council as Local Planning Authority on 18 August 2025.
-Drawing- Proposed- Site Plan, numbered (515)2421-GWP-01-00-D-A-(00)-0003 C06, received by the City Council as Local Planning Authority on 18 August 2025.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

6) The development hereby approved shall only be done in accordance with the following construction management plan details, agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- Construction Management Plan, issue no.2, stamped and received by the City Council as Local Planning Authority on 7 October 2024.

Development shall be carried out in accordance with the approved construction management plan upon commencement of authorised works.

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

7) The development hereby approved shall only be done in accordance with the following highways works details, agreed as part of condition discharge application referenced CDN/24/0939:
-Surface Finishes Plan, numbered PV22309-APP-94-XX-DR-C-2100 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-S278 Construction Details, numbered PV2309-APP-94-XX-DR-C-2021 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.

As varied through 141731/JO/2024 by:
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P06, stamped and received by the City Council as Local Planning Authority on 24 March 2025.

As varied through 143402/JO/2025 by:
-S278 Agreement Plan, numbered PV2309-APP-94-XX-DR-C-2020 P07, received by the City Council as Local Planning Authority on 16 September 2025.
-Surface Finishes Plan, numbered PV2309-APP-94-XX-DR-C-2100 P07, received by the City Council as Local Planning Authority on 16 September 2025.

Reason - In the interest of pedestrian and highway safety and in the interests of local amenity, as specified in policies SP1, EN19, T2 and DM1 of the Core Strategy for the City of Manchester and guidance contained within the National Planning Policy Framework.

8) a) The development hereby approved shall only be done in accordance with the following refuse details:
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

As varied through 143402/JO/2025 by:
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 2025.

b) 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 EN19 and DM1 of the Manchester Core Strategy.

9) Before the occupation of the development, car parking areas shown on 'Drawing-Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004 C06', received by the City Council as Local Planning Authority on 18 August 2025, shall be surfaced and made available for use.

The car parking spaces shall be maintained in situ prior to the occupation of the authorised houses and remain in situ thereafter.

Reason - In the interest of residential amenity and pedestrian and highways safety, pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

10) The development hereby approved shall only be done in accordance with the following drainage details, as agreed as part of condition discharge application referenced CDN/24/0240:
-Drainage Statement, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Impermeable Area Plan, numbered PV22309-APP-92-XX-DR-C-7100, stamped and received by the City Council as Local Planning Authority on 28 March 2024.
-Private Drainage Details- Attenuation Tank Sections, numbered PV2309-APP-92-XXDR-C-3402, stamped and received by the City Council as Local Planning Authority on 28 March 2024. -Correspondence- UU Pre Development Response, stamped and received by the City Council as Local Planning Authority on 25 April 2024.
-Drainage Strategy, numbered PV2309-APP-92-XX-DR-C-2001 P02, stamped and received by the City Council as Local Planning Authority on 25 April 2024.

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.

11) The development hereby approved shall only be done in accordance with the following drainage (implementation, maintenance and management details), as agreed as part of condition discharge application referenced CDN/24/0939:
-Drainage Strategy, numbered PV2309-APP-92-XX-DR-C-2001-S1 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-Private Drainage Details, numbered PV2309-APP-92-XX-DR-C-3401-S1 P01, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-Drainage Statement, numbered PV2309-APP-92-XX-RP-C-1001, stamped and received by the City Council as Local Planning Authority on 4 October 2024.
-SuDS Maintenance Report, numbered PV2309-APP-92-XX-RP-C-1002 REV P01 dated 27 October 2024, stamped and received by the City Council as Local Planning Authority on 2 December 2024.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

12) a) The development hereby approved shall only be done in accordance with the following acoustic details, as agreed as part of condition discharge application referenced CDN/25/0004:
-Noise Assessment (DMG-240924 dated 26 September 2024), stamped and received by the City Council as Local Planning Authority on 3 January 2025.
-Supporting Information- Response to EH Comments, stamped and received by the City Council as Local Planning Authority on 3 January 2025.
-Addendum to Main Acoustic Report, stamped and received by the City Council as Local Planning Authority on 3 January 2025.

b) Prior to first occupation of the residential units, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that the internal noise 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 internal noise criteria.

Reason- To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

13) a) The development hereby approved shall only be done in accordance with the following contaminated land details, as agreed as part of condition discharge application referenced CDN/24/0943:
-Supporting Information- Remedial Strategy Report (4048-01, REV A- Report and Appendices 1-4), stamped and received by the City Council as Local Planning Authority on 16 December 2024.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 EN18 of the Core Strategy for Manchester.

14) a) The development hereby approved shall be carried out in accordance with 'Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005', stamped as received by the City Council as Local Planning Authority on 19 March 2025, and 'Supporting Information- EV Specification', stamped as received by the City Council as Local Planning Authority on 23 October 2023, in relation to a scheme for electric vehicle charging.

As varied through 143402/JO/2025 by:
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 2025.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason- 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.

15) Prior to the first occupation of the development the Boundary Treatment shall be implemented in accordance with the approved plans:
-Drawing- Proposed- Site Layout Boundary Treatments, numbered 112192-AEW-XXXX-DR-A 0504-S2-P09, stamped as received by the City Council as Local Planning Authority on 11 December 2023,
-Drawing- Proposed- Boundary Treatment Elevations, numbered 2192-AEW-XX-XXDRA-0509-S2-P1, stamped as received by the City Council as Local Planning Authority on 20 October 2023.

As varied through 141731/JO/2024 by:
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 REV C03, stamped and received by the City Council as Local Planning Authority on 16 April 2025.

As varied through 143402/JO/2025 by:
-Drawing- Proposed- Boundary Treatments, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0010 C05, received by the City Council as Local Planning Authority on 20 August 2025.

Reason - In order to secure the site boundaries, achieve appropriate noise attenuation and in the interests of residential amenity pursuant to 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.

16) The development shall be implemented in accordance with the approved 'Landscaping Plan, numbered 7568.01 REV D', stamped and received by the City Council as Local Planning Authority on 1 May 2025 and 'Supporting information- External Building Finishes- REV A', stamped as received by the City Council as Local Planning Authority on 19 March 2025, in relation to a hard and soft landscaping scheme.

The approved scheme shall be implemented not later than 12 months from the date the buildings are first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is

removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) The development shall be implemented in accordance with the approved 'Drawing- Proposed- Bike Storage, numbered (515)2421-GWP-00-00-D-A-(00)-0040 C01', received by the City Council as Local Planning Authority on 18 August 2025 and 'Drawing- Proposed- General Arrangement Plan, numbered (515)2421-GWP-00-00-D-A-(00)-0004 C06', received by the City Council as Local Planning Authority on 18 August 2025, in relation to secured cycle storage.

The agreed details shall be fully implemented prior to the first use of development, retained and maintained thereafter.

Reason - In the interest of residential amenity and to promote sustainable transportation modes pursuant to policies SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester.

18) The development shall be implemented in accordance with the approved 'Supporting Information- Princedom Street- Bat & Swift Box Recommendations', received by the City Council as Local Planning Authority on 8 July 2025, 'Supporting Information- Swift Brick Datasheet, numbered MBP 8392 REV 01', received by the City Council as Local Planning Authority on 20 August 2025 and 'Supporting Information- Bat Ecologist Guide, numbered MBP_GU_1356_01', received by the City Council as Local Planning Authority on 20 August 2025, in relation to a scheme to encourage biodiversity within the application site.

The development shall be implemented in accordance with approved scheme prior to the occupation of the authorised properties and shall be maintained in situ thereafter.

Reason - In the interests of residential development and to encourage bio-diversity pursuant to policies SP1, EN1, EN15 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework.

19) The development hereby approved shall be carried out in accordance with:
-Supporting Information- Monobloc Air Source Heat Pump Product Information, stamped as received by the City Council as Local Planning Authority on 30 October 2023.
-Drawing- Proposed- Waste Management Strategy, EV Charging and ASHP, numbered 12192-AEW-XX-XX-DR-A-0507-S2-P04, stamped as received by the City Council as Local Planning Authority on 10 November 2023.
-Supporting Information Energy and Environmental Statement, stamped as received by the City Council as Local Planning Authority on 10 November 2023.

As varied through 141731/JO/2024 by:
-Supporting Information- ASHP Specification (Vaillant), stamped as received by the City Council as Local Planning Authority on 14 February 2025.
-Drawing- Proposed- Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005, stamped as received by the City Council as Local Planning Authority on 19 March 2025.

As varied through 143402/JO/2025 by:
-Waste Management- Proposed Waste Management, EV Charging & ASHP Locations, numbered (515)2421-GWP-01-ZZ-D-A-(90)-0005 C04, received by the City Council as Local Planning Authority on 8 October 2025.

A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, 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.

21) The development hereby approved shall be carried out in accordance with the 'Supporting Information- Crime Impact Statement', stamped as received by the City Council as Local Planning Authority on 4 August 2023. The development shall only be carried out in accordance with these approved details at all times thereafter.

The development 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) The development hereby approved shall only be done in accordance with the following affordable housing details, as agreed as part of condition discharge application referenced CDN/24/0943:
-Affordable Housing Statement, stamped and received by the City Council as Local Planning Authority on 7 October 2024.

iv. The approved affordable housing scheme shall be implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme.

Reason - In order to provide affordable housing at the site and to deliver an identified housing need in accordance with policies H3 and H8 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

23) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, roof alterations, porches or outbuildings shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

24) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential units shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and

Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2015, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a) not precluding occupation by two unrelated people sharing a property.

Reason - In the exceptional circumstances of a proliferation of HMOs restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

25) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2010 (or any order revoking and re-enacting that Order with or without modification) the dwelling houses hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels 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.

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.

It is also recommended that the applicant liaises with MCCs Street Lighting Team regarding the potential requirement to relocate an existing street lighting column on Princedom Street.

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).

MCC records highlights an underground culverted ordinary watercourse (Moss Brook Brook) is located within close proximity to the site (approximately 40m south of the site), while our records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground 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 should be contacted immediately.

Construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority:
Monday - Friday: 7.30am - 6pm
Saturday: 8.30am - 2pm
Sunday / Bank holidays: No work

Date: 13 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.