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 Nigel Machin
Northenden Players Theatre Club
20 Old Library Building
Church Road
Manchester
M22 4WL

Agent (if used)

Mr Daniel Kelso
Architecture Unknown
The Courtyard
Royal Mill
17 Redhill Street
Manchester
M4 5BA

Part 1 – Particulars of the application/development

Proposal: Roof extension (with solar panels) and side extensions to provide community hall space and foyer and extensions to facilities, with bin store.

Location: Old Library Building, 20 Church Road, Manchester, M22 4WL

Date of application: 16 December 2025

Application number: 144792/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 in a positive and proactive manner based on seeking solutions to issues arising from the consideration of this application.

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 received on 16 December 2025:

a. 24.172.201 P1 - THE LOCATION PLAN
b. 24.172.202 P1 - EXISTING SITE PLAN
c. 24.172.203 P1 - PROPOSED SITE PLAN

d. 24.172.302 P1 - PROPOSED GROUND FLOOR PLAN
e. 24.172.303 P1 - PROPOSED FIRST FLOOR PLAN
f. 24.172.403 P1 - PROPOSED ELEVATIONS SHEET 1 OF 2
g. 24.172.404 P 1- PROPOSED ELEVATIONS SHEET 2 OF 2
h. 24.172.405 P1 - PROPOSED STREET ELEVATION
i. 24.172.502 P1 - PROPOSED GA SECTIONS
j. 24.172.503 P1 - PROPOSED GA SECTIONS SHEET 2
K. DESIGN AND ACCESS STATEMENT

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.

3) Notwithstanding the details contained within the approved drawings and documents, no above ground construction works shall take place until details/samples of the cladding materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then be carried out and thereafter maintained 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 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) a) The development hereby approved shall be acoustically insulated and treated to limit the break-out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the development becomes operational or as otherwise agreed in writing by the City Council as Local Planning Authority.

b) Prior to occupation of the development 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 acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the nearby properties, pursuant to Policy DM1 in the Manchester Core Strategy and saved UDP Policy DC26.

5) The photovoltaic panels hereby approved shall not be installed until a Solar PV Bird Proofing Scheme has been submitted to and approved in writing by the City Council as Local Planning Authority

The approved Solar PV Bird Proofing Scheme shall be fully implemented prior to the first operation of the photovoltaic system and shall thereafter be retained, operated and maintained for the lifetime of the development.

Reason - To prevent birds from nesting or roosting within or beneath the photovoltaic array, thereby avoiding increased bird activity that could pose a bird strike hazard to

aircraft operating at Manchester Airport, pursuant to Policy DM2 in the Manchester Core Strategy.

6) Notwithstanding the provision of the Town and Country Planning (General Permitted development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason - In the interests of flight safety and to prevent distraction and confusion to pilots using Manchester Airport, pursuant to Policy DM2 in the Manchester Core Strategy.

7) Prior to the commencement of development, a Construction Management Plan shall be submitted to and approved by the City Council as Local Planning Authority. The Construction Management Plan should detail the following:

a) Provide the number and the types of vehicular activity associated with the planned construction.
b) The document should consider contractor parking in the locality.

The development shall be carried out in accordance with approved details.

Reason - To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phase, pursuant to Policy DM1 in the Manchester Core Strategy.

8) Prior to the use of the development hereby approved, details of secure cycle storage facilities shall be submitted to and be approved by the City Council as Local Planning Authority. The cycle storage facilities shall be implemented in accordance with an approved timetable and retained in perpetuity.

Reason - To promote sustainable travel by ensuring adequate and convenient cycle parking facilities are provided, in the interests of reducing reliance on private car use and encouraging active travel, pursuant to Policy T1 in the Manchester Core Strategy and in accordance with 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:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Construction Hours - To safeguard the amenities of nearby residents, construction works shall be confined to the following hours unless otherwise agreed in writing by the City Council:

a) Monday - Friday: 7.30am - 6pm
b) Saturday: 8.30am - 2pm
c) Sunday / Bank holidays: No work

Informative for Condition no. 4 - Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

Aerodrome Safeguarding - a) The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see:

https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

b) Due to the location of the proposals within proximity to flight paths associated with Manchester Airport. Care should be taken to prevent excessive dust and smoke emissions resultant from construction works. Dust and smoke can present a visual hazard to pilots and air traffic control, and if ingested can cause aircraft damage.

c) To prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport (MAN) that would increase the risk of a birdstrike to aircraft using MAN, during construction, robust measures must be taken to prevent birds being attracted to the site. No pools of water should occur and prevent scavenging of any detritus.

Traffic Management - The applicant is advised that 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).

It is also requested the applicant provides a dilapidation survey as part of the Construction Management Plan document. The survey should include photographs and commentary on the condition of the footway fronting the site and 10 metres either side.

Swift Bricks - If the development can accommodate it, it is requested that consideration is given to the installation of Swift Bricks. Swift bricks must be fitted in accordance to the specifications of BS 42021:2022 - Integral nest boxes.

Date: 5 February 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 of 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.