

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

Mr Michael Berrie
Tyson Construction
1 Mitcham Road
Blackpool
FY4 4QN

Agent (if used)

Mr Tom Kelly
JDA Architects
The Warehouse
Saxon Street
Manchester
M34 3DS

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (specified plans), 23 (Landscaping) and 26 (boundary treatment) attached to planning permission ref: 137912/FO/2023 to enable amendments to the access arrangements from Plant Hill Road.

Location: Former Police Station, Plant Hill Road, Manchester, M9 8LY

Date of application: 27 November 2025

Application number: 144465/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

Condition(s) attached to this decision

0) 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. The original revisions raised initial concerns regarding the width of pavements and amenity and security issues in relation to the ground floor gable windows to plots nos. 6 and 7. These matters have been satisfactorily resolved and appropriate conditions have been attached.

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

Location plan ref: 1227_A_DR_000

Existing Site plan ref: 1227_A_DR_003

Proposed street scenes plan ref: 1227_A_DR_006 rev. C

Boundary Treatment plan ref: 1227_A_DR_008

Waste Management Plan ref: 1227_A_DR_009
Demolition Plan ref: 1227_A_DR_011
Section 278 Access plan ref: C-0004
Hard landscaping plan ref: UG1827_LAN-HL_DRW_03 rev.P01
Design and Access Statement dated 30.11.2022
Phase 1 Preliminary Risk Assessment ref: 077873-CUR-00-XX-RP-GE-014 rev.01
dated 7th May 2021
Planning Statement dated January 2023

Transport Statement Issue 1 dated December 2022
Drainage Strategy and Maintenance Document rev.P03 dated 08.12. 2022

Arboricultural Impact Assessment ref: UG 1827 dated December 2022
Environmental Noise Assessment ref: ENA-22522A-23-34 dated January 2023
Air Quality Assessment ref: AQA-22522B-22-494 dated January 2023
Storm Sewer design data
Received 24th August 2023

Crime Impact Statement ref: 2007/0171/CIS/01 Version a 26/01/2023 and
Waste Strategy Proforma received 5th September 2023

Preliminary Ecological Appraisal issue no.01 dated December 2022 ref: UG1827
received 13th September 2023
Soft landscaping plan ref: UG1827_GA-SL_DRW_02 rev.P03 received 29th
September 2023.
Elevations plan 3B5P house type 1227_A_DR_013 rev. A received 2nd October 2023
Floor plan 3B5P house type 1227_A_DR_012 rev. B received 2nd October 2023
Proposed Site Plan option 2 1227_A_DR_07 rev. E received 2nd October 2023

General Arrangement Plan ref: UG_1827_LAN_GA_DRW_01 rev.P03 received 11th
October 2023
Bike Store design within email from planning agent dated 11th October 2023
Bat Survey report Issue no.01 dated October 2023 received 12th October 2023

Biodiversity Enhancement Management Plan rev.02 dated October 2023, and
Biodiversity Net Gain Design Stage Assessment rev.02 dated October 2023 received
31st October 2023

Energy Statement dated November 2023 ref: 9352 received 1st December 2023
Window Reveal Detail plan ref: 1227_A_DR_014 received 1st December 2023

AS AMENDED BY:

General Arrangement plan ref: UG_1827_LAN_GA_DRW_01 rev.P06 (notwithstanding
boundary treatment to plot nos 6 and7).
Soft landscaping plan ref: UG_1827_LAN_SL_DRW_02 rev.P06
Received 7th November 2025

Sited edged red with updated layout plan ref: 1227-JDA-XX-XX-DR-A-0100 rev.P010
Boundary treatment plan ref: 1227-JDA-XX-XX-DR-A-0104 rev. P07
Boundary treatment plan ref: 1227-JDA-XX-XX-DR-A-0450 rev. P03
Received 15th January 2026

Agent email dated 18th January 2026 confirming the colouration of railings.

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 (2012).

2) The development shall be implemented in accordance with the Plant Hill Road - Site Layout plan ref: 1227 -A-DR-007 with access, compounds, canteen, store. etc annotated received 28th August 2024 and the Construction Management Plan by Tyson dated 20th August 2024 received 10th October 2024 for the full duration of the construction period (ref: CDN/24/0817).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

3) The development shall be carried out in accordance with the materials specified in the Project Schedule of Materials ref: 1227.

- lbstock - Mercia Orange Multi Brick
- Roof Tile FP McCann Thin Flat Anthracite
- Windows - Spectus Elite 70 Bevelled - Anthracite Grey (RAL 7016)
- Doors- - Spectus Elite 70 Bevelled - Anthracite Grey (RAL 7016)
- Canopy - Anthracite
- Rainwater goods , fascias and soffits RAL 9005

(ref: CDN/24/1125)

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

4) The development shall be implemented in accordance with the specified details on the S278 Application. Plan and Construction Details (Section 278) ref: 2109-SCE-00-00-DR-C-0004 rev. P05. (ref: CDN/24/1125)

Reason - In the interests of pedestrian and highway safety, pursuant to policy T1, and DM1 of the Manchester Core Strategy (2012).

5) The car parking indicated on the approved plans development be surfaced, demarcated and made available for use prior to the new dwellings hereby approved being occupied. The car parking shall then be available at all times whilst the dwellings are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the dwellings are occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

6) The cycle storage arrangements shall be implemented in accordance with the locations on the Proposed Site Plan option 2 1227_A_DR_07 rev. E received 2nd October 2023 and Bike Store design within email from planning agent dated 11th October 2023 , and all the agreed works shall be completed prior to the proposed accommodation being brought into use, and be retained thereafter .

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 mode of transport in order to comply with Policies SP1, T1, T2, EN8 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

7) Prior to the occupation of the development, finalised details of the location and specifications of the provision of electric vehicle charging points on plan ref: Proposed Site Plan option 2 1227_A_DR_07 rev. E received 2nd October 2023 shall be submitted to and approved by the local planning authority. The development shall be implemented in accordance with the approved details, and all the agreed works shall be completed prior to the proposed accommodation being occupied, and thereafter managed and maintained in accordance with the approved details.

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 Manchester Core Strategy (2012).

8) Prior to first occupation of the development, a repaving strategy for the public footpaths and redundant vehicular crossings on Bank House Road and Plant Hill Road, shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be carried out in accordance with an implementation programme to be approved by the City Council as Local Planning Authority.

Reason - In the interests of amenity and to ensure that paving materials are consistent with the use of these areas as pedestrian routes, pursuant policy DM1 of the Manchester Core Strategy (2012).

9) a) Before the development hereby approved is first occupied a full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by residents and those [attending or] employed in the development
- ii) a commitment to surveying the travel patterns of residents during the first three months of use of the development and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified travel plan services
- v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), 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 for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

10) a) The development shall be implemented in accordance with the measures in the Phase 2 Investigation Report, Ref: GSI 1941 MP PII Report V3 dated January 2025, and Remediation Strategy, Ref: GSI 2209 GB RS Report V2 dated January 2025.

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 policy EN18 of the Manchester Core Strategy (2012).

11) The waste management strategy for the storage and disposal of refuse shall be implemented in accordance with the details on the Waste Management Proforma and Waste Management Plan ref: 1227_A_DR_009, prior to first occupancy of the development and shall remain operational thereafter.

Reason - To protect the amenity of the occupants of the residential accommodation once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

12) Prior to the installation of the bin stores and bin collection area shown on site plan layout ref: Site layout 1227_A_DR_07 rev. E received 10th October 2023, finalised elevational details shall be submitted to and approved in writing by the City Council as local planning authority. The approved measures shall be implemented prior to first occupancy of the development and shall remain in situ thereafter.

Reason - To protect the amenity of the occupants of the residential accommodation once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

13) The mitigation and best practice measures set out in the Air Quality Assessment ref. AQA22522b-22-494 dated January 2023, to safeguard local air quality, shall be implemented as part of the development 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 Manchester Core Strategy (2012).

14) a) The development shall be implemented in accordance with the mitigation measures in the Environmental Noise Assessment, ref. ENA-22522a-23-34 dated January 2023. The approved noise insulation and ventilation scheme shall be completed before any of the dwelling units are occupied.

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 and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the 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 agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site, in order to protect future residents from noise disturbance, pursuant to policy DM1 of the Manchester Core Strategy (2012).

16) The development shall be carried out in accordance with sections 3.3 and 4 Crime Impact Statement ref: 2007/0171/CIS/01 Version a 26/01/2023 received 5th September 2023, and the agreed measures shall be retained and maintained 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 for that the development.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

17) The development shall be implemented in accordance with the measures in the Drainage Strategy & Maintenance Document rev.P03 dated 08.12.2022, Drainage

Strategy plan ref: C-0001 rev.P05 , and details in the SW design hydraulic data dated 21.10.2024, prior to occupation of the dwellings hereby approved, in accordance with those details that have been approved in writing by the Local Planning Authority.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and policies EN08 and EN14 in the Manchester Core Strategy (2012).

18) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The approved scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- o Verification report providing photographic evidence of construction as per design drawings.
- o As built construction drawings if different from design construction drawings.
- o Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason- To manage flooding and pollution and 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, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

19) No site clearance works, including works to trees or shrubs, shall commence between 1 March and 31 August in any year, unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation that no bird nests are present has been submitted to and approved in writing by the City Council as local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to policy EN15 of the Manchester Core Strategy (2012).

20) If no development commences within 12 months of the date of consent, a further survey of the site and locality for bats shall be undertaken and the findings shall be submitted to and approved by the local planning authority. The development shall be undertaken with any measures identified as being necessary following the outcome of the survey.

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994) , pursuant to policy EN15 of the Manchester Core Strategy (2012).

21) The development shall be implemented in accordance with measures referenced in the Biodiversity Enhancement Management Plan ref: UG_1827_ECO_BEMP_01(1.0) dated December 2022, prior to the occupation of the buildings, and retained at all times thereafter.

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

22) a) The landscaping scheme for the development shall be implemented in accordance with the General Arrangement plan ref: UG_1827_LAN_GA_DRW_01 rev.P06 (notwithstanding boundary treatment to plot nos. 6 and 7) and Soft landscaping plan ref: UG_1827_LAN_SL_DRW_02 rev.P06 received 7th November 2025.

b) The approved landscaping scheme and arrangements for management and maintenance 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 Manchester Core Strategy (2012).

23) In this condition "retained tree" means an existing tree, outside the eastern site boundary but with a root zone shown which is referenced Arboricultural Impact Assessment ref: UG 1827 dated December 2022 specified in condition no.2 and particulars; and paragraphs (c) and (d) below shall have effect until the expiration of 5 years from the date of the first occupation of the development for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Manchester Core Strategy (2012).

24) a) The development shall be implemented in full accordance with the measures set out in Energy Statement date November 2023 received 1st December 2023.

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

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

25) The boundary treatment (including the drop down bollard to the parking space for plot no.6) shall be implemented in accordance with the Boundary treatment plan ref: 1227-JDA-XX-XX-DR-A-0104 rev. P07 received 15th January 2026 and Boundary treatment plan ref: 1227-JDA-XX-XX-DR-A-0450 rev. P04 received 16th January 2026 , and email from planning agent dated 18th January 2026 confirming the colouration of railings.

The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such thereafter.

Reason - To reduce impacts to residential amenity from traffic noise, and 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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

26) The windows in the northern side gable elevation of plot nos. 1 and 12 , and in the side gables of plot nos. 6 and 7 at on plan ref: Elevations plan 3B5P house type 1227_A_DR_013 rev. A received 2nd October 2023 Floor plan 3B5P house type 1227_A_DR_012 rev. B received 2nd October 2023, shall be obscurely glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent, and maintained in perpetuity.

Reason - In the interest of privacy and to protect the amenity and living conditions of adjacent properties and in accordance with policies EN1, SP1 and DM1 of the Manchester Core Strategy (2012).

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).

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 Manchester Core Strategy (2012) and the guidance contained within the National Planning Policy Framework.

28) 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, porches, roof alterations or

outbuildings shall be erected onto the dwellings within the development hereby approved other than those expressly authorised by this permission.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

29) 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 specified in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Manchester Core Strategy (2012).

30) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken save where it is authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

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 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 highlight that the underground culvert (unnamed ordinary watercourse) is located within close proximity to the site (approximately 80m to the east 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, they 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. They provide an LLFA MCC data screen service via the following link should this be of interest:

<https://manchester.civicapayforms.co.uk/Sales/LaunchInternet.aspx?saleform=llfa>

This approval does not grant consent for any works to trees beyond the site boundary referenced within the Arboriculturist Impact Assessment, which can only be undertaken with the approval of the landowner.

Date: 26 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 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.