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**

Motor Fuel Group Limited
10 Bricket Road
St Albans
AL1 3JX

**Agent (if used)**

Julian Sutton
JMS Planning & Development Ltd
Build Studios
203 Westminster Bridge Road
Lambeth
London
Suffolk
SE1 7FR

## Part 1 – Particulars of the application/development

**Proposal**: Variation of Condition 2 (specified plans), 11 (opening hours), 14 (food delivery) and 15 (size and layout of food to go) attached to planning permisssion 140764/FO/2024

**Location**: Civic Centre Service Station, Rowlandsway, Manchester, M22 5RG

**Date of application**: 21 November 2025

**Application number**: 143756/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

The application has been determined in a positive and proactive manner. In this instance issues that have arisen during the consideration of the application have been discussed with the applicant's agent and amended details/clarification have been provided. In this instance appropriate conditions have been attached to this decision.

## Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning from the date of the original planning permission reference 140764 which was approved 22nd May 2025.

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:
2551-A13-MP-DR-0001-A4-P02- Proposed Site Plan 18th August 2025
2551-A13-MP-DR-0201-A4-P01- Proposed Site Elevations 18th August 2025
2551-A13-MP-DR-0100-A4-P02- Proposed Sales Building Ground floor plan 18th August 2025
2551-A13-MP-DR-0200-A4-P02- Proposed Sales Building Elevations 18th August 2025
Location Plan 13th August 2024

EEC Noise Assessment 13th August 2024
The Ecology Practice Ecology Report 13th August 2024
BR Transport Assessment 13th August 2024 and additional information received 31st March 2025
Planning and Design and Access Statement received 21st January 2026

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) The materials to be used in the construction of the development shall match those as set out within the approved drawings and submitted application forms.
0100-A4-P02 Proposed Sales Building Layout
0200-A4-P02- Proposed Elevations of Sales Building
0201-A4-P02- Proposed Site Elevations

Reason - In the interests of the visual amenity of the area in which the site is located pursuant to policy DM1 of the Core Strategy.

4) Prior to the commencement of development appropriate and comprehensive construction designs for the installation of a proprietary hydrocarbon membrane, in order to alleviate any possibility of vapour ingress to the building, shall be submitted for approval to the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - the development site lies on a potential source of hydrocarbon vapour pursuant to policy EN18 of the Manchester Core Strategy (2012).

5) 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 pursuant to policy DM1 of the Core Strategy and saved UDP policy DC26.

6) a) Fumes, vapours and odours shall be extracted and discharged from the premises in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning authority before the use commences. Mixed use schemes shall ensure provision for internal ducting in risers that terminate at roof level. Schemes that are outside the scope of such developments shall ensure that flues terminate at

least 1m above the eave level and/or any openable windows/ventilation intakes of nearby properties.

b) Prior to commencement of the use hereby approved confirmation shall be submitted for the approval of the City Council as local planning authority that the approved scheme has been implemented.

Reason - In the interests of the amenities of occupiers of nearby properties pursuant to policy DM1 of the Manchester Core Stratgey.

7) Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning authority, which for the avoidance of doubt should include;

- Measures to control noise and vibrations;
- Hours of working;
- Dust suppression measures;
- Compound locations where relevant;
- Location, removal and recycling of waste;
- Detail of an emergency contact telephone number;
- Parking of construction vehicles; and
- Sheeting over of construction vehicles.

The development shall only be carried out in accordance with the approved construction/demolition management plan.

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

8) Notwithstanding details submitted, prior to above ground works for the development hereby approved, a scheme for the enhancement of the site for biodiversity purposes shall be submitted to and agreed in writing by the City Council as Local Planning Authority. Namely, the planting of trees. The agreed scheme shall be implemented in accordance with a timescale to be agreed and retained and maintained thereafter.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy, Places for Everyone Policy JP-G8 and the National Planning Policy Framework (NPPF).

9) No part of the development shall be occupied until space and facilities for secure covered bicycle parking for staff and visitors have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning Authority. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

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 and DM1 of the Manchester Core Strategy.

10) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
and
(v) Foul and surface water shall drain on separate systems.
The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.
Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to policy EN17 of the Manchester Core Strategy.

11) The food-to-go uses hereby approved and as identified on the approved ground floor plan reference 2551-A13-MP-DR-0100-A4-P02, shall operate only within the following
hours:

o FTG 1: Sui Generis 10:00 to 00:00 daily.
o FTG 2: Use Class Ea 06:00 to 18:00 daily;

The wider sales building (excluding the food-to-go units) shall remain operational on a 24-hour basis.

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

12) Prior to the first occupation of the development hereby approved a management and operations plan for the Sui Generis Food To Go unit shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall thereafter be implemented in accordance with the approved detail so long as the approved use is operational.

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

13) The two Food To Go (FTG) units hereby approved shall only be used as an ancillary food offer in association with the primary use as a service sation and not for any other use within Use Class E or independent Sui Generis Takeaway use without the benefit of securing planning permisison.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation. In accordance with saved policy DC26 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

14) The two ancillary Food-to-Go (FTG) uses as identified on the approved ground floor plan reference 2551-A13-MP-DR-0100-A4-P02 may provide food for sale both to customers visiting the site and via a delivery service, including through third-party delivery platforms, only within the approved hours of the Food-to-Go units as set out within condition 11 of this decision.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation. In accordance with saved policy DC26 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

15) The location and floorspace of each of the approved Food To Go units shall remain as approved on drawings references 2551-A13-MP-DR-0201-A4-P01- Proposed Site Elevations 18th August 2025, and 2551-A13-MP-DR-0100-A4-P02- Proposed Sales Building Ground floor plan 18th August 2025.

Reason - To ensure that there is no intensification of the uses hereby approved and that they remain ancillary to the primary use of the service station in order to safeguard the amenities of the occupiers of nearby residential accommodation. In accordance with saved policy DC26 of the Manchester Unitary Development Plan and policies SP1 and DM1 of the Core Strategy.

## Informatives

**Building Regulations 2010**
This permission does not grant approval under Building Regulations.

**Street Naming & Numbering Requirements**
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:
www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

1) United Utilities Water Limited

Grasmere House
Lingley Mere Business Park
Lingley Green Avenue
Great Sankey
Warrington WA5 3LP
unitedutilities.com
Planning.Liaison@uuplc.co.uk
United Utilities Water Limited
Registered in England & Wales No. 2366678 Registered Office: Haweswater House, Lingley
Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP
Dear Planning Team
Location: Civic Centre Service Station Rowlandsway Manchester M22 5RG.
Proposal: Demolition of existing sales building, removal of existing canopy and pump islands
and construction of new sales building (Class Ea) and ATM, installation of new canopy, pump
islands, bin store, car parking, car care facilities, new offset fills and all other associated works.
United Utilities provides the following comments to support the Local Planning Authority in their
determination of the planning application detailed above, and to direct the applicant to further
sources of support and guidance on matters that might impact their proposal.
The letter and Appendix should be read in their entirety to support the determination, the
design, and should the scheme be approved, the subsequent delivery of the proposal.
DRAINAGE
Noting this is a Full application, we request that the applicant provides a detailed drainage plan,
and that United Utilities has the opportunity to review and comment on this plan PRIOR TO
DETERMINATION of this application.
Should planning permission be granted without the provision of this information we request the
following condition is attached to any subsequent Decision Notice:
CONDITION:
Prior to the commencement of development, details of a sustainable surface water drainage
scheme and a foul water drainage scheme shall be submitted to and approved in writing by the
Local Planning Authority. The drainage schemes must include:
(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of
an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
Manchester City Council Your ref 140764/FO/2024
By email Our ref DC/24/2114
(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is
agreed that infiltration is discounted by the investigations);
(iii) Levels of the proposed drainage systems including proposed ground and finished floor

levels in AOD;
(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;
and
(v) Foul and surface water shall drain on separate systems.
The approved schemes shall also be in accordance with the Non-Statutory Technical Standards
for Sustainable Drainage Systems (March 2015) or any subsequent replacement national
standards.
Prior to occupation of the proposed development, the drainage schemes shall be completed in
accordance with the approved details and retained thereafter for the lifetime of the development.
Reason: To promote sustainable development, secure proper drainage and to manage the risk
of flooding and pollution, pursuant to policy EN17 of the Manchester Core Strategy.
Please note, United Utilities is not responsible for advising on rates of discharge to the local
watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or
the Environment Agency (if the watercourse is classified as a main river).
To discuss their drainage proposals the applicant should contact our Developer Services team
by email at SewerAdoptions@uuplc.co.uk. Alternative ways to contact the team are detailed
inthe Appendix, Section 4.0 'Contacts'.Management and maintenance of Sustainable Drainage
Systems (SuDS)
Without effective management and maintenance SuDS can fail or become ineffective which
may have a detrimental impact on the surrounding area. There is also a risk ineffective SuDS
could impact the performance of the public sewer network where the two systems interact.
Therefore, when SuDS is included in a proposed development, we recommend the Local
Authority include a condition relating to SuDS management and maintenance in any subsequent Decision Notice.
We provide an example condition below that may be suitable in many circumstances. Please
note United Utilities cannot provide comment on an asset that is owned by a third party management and maintenance company. Therefore, whilst we recommend the inclusion of a
management and maintenance condition, United Utilities would not be involved in its discharge.
Prior to occupation of the development a sustainable drainage management and maintenance
plan for the lifetime of the development shall be submitted to the local planning authority and
agreed in writing. The sustainable drainage management and maintenance plan shall include as
a minimum:
(i) Arrangements for adoption by an appropriate public body or statutory undertaker, or,

management and maintenance by a resident's management company; and
(ii) Arrangements for inspection and ongoing maintenance of all elements of the sustainable
drainage system to secure the operation of the surface water drainage scheme throughout its
lifetime.
The development shall subsequently be completed, maintained and managed in accordance
with the approved plan.
Reason: To ensure that management arrangements are in place for the sustainable drainage
system in order to manage the risk of flooding and pollution during the lifetime of the development.
UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE
It is the applicant's responsibility to investigate the existence of any pipelines that might cross or
impact their proposed site and also to demonstrate the exact relationship between United
Utilities' assets and the proposed development. The applicant should not rely solely on the
detail contained within asset maps when considering a proposed layout.
It is important that the supporting information contained in the Appendix, Section 2.0 'United
Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides
information that might impact a proposed layout and additional guidance that an applicant or
developer must consider when United Utilities assets are located in, or in the locality of, the
proposed site.
Where United Utilities' assets exist, it is essential that the applicant, or any subsequent
developer, contacts our Developer Services team prior to commencing any works on site,
including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

Date: 22 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.