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

Morgan Sindall Construction
6th Floor
Anchorage 2
Salford Quays
M50 3YW

Agent (if used)

Mr Christopher Binns
Tetra Tech
11 York Street
Manchester
M2 2AW

Part 1 – Particulars of the application/development

Proposal: Creation of temporary construction compound with associated boundary treatment until August 2028

Location: Land At Frances Street And Cabot Street, Manchester

Date of application: 21 October 2025

Application number: 144255/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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period only, expiring on 31/08/2028 and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature only and pursuant to PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

2) The structures and hoardings hereby permitted shall be discontinued no later than 31/08/2028 and the works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approved by the City Council as Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - The use and buildings are required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site pursuant to policies PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section and 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

4) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by the City Council as the Local Planning Authority on 13/10/2025:

UBS-SRA-ZZ-XX-DR-A-00 REV.P01
25-0999-001b Page 1 of 1
25-0999-001b Page 2 of 2
Covering Letter ref: 784-B076345 dated 08 October 2025
Method Statement for Planning Condition No.7

The Waste Management Strategy For Morgan Sindall Temporary Site Cabins document received 24/11/22025

As well as the site plan received 25/11/2025:
UBS-MSC-ZZ-00-DR-C-02-0001 REV.P04

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to PfE Policies JP-Strat 2, JP-C5, JP-J1, JP-P2, Core Strategy policies SP1, CC5, CC9, T1, EN1, EN3, EN19 and DM1, saved UDP Policies DC19, DC22 and DC26, Section 72 of the Listed Buildings and Conservation Areas Act, as well as Sections 9, 12 and 16 of the National Planning Policy Framework.

5) The development shall be open in accordance with the following hours:-

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

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with PfE Policy JP-P1, Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework in this regard.

6) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours: 07:30 to 20:00, Monday to Saturday, no deliveries/waste collections on Sundays/Bank Holidays.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with PfE Policy JP-P1, Core Strategy Policies SP1 and DM1, saved UDP policy DC26 and the National Planning Policy Framework in this regard.

7) a) Prior to the installation of any generators, either a scheme that demonstrates that the generators will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the generators so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b) Prior to the first operation of the generators a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the generators achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.
c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the generators can commence.

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 policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

8) The details of the Waste Management scheme as set out in the approved Waste Management Strategy For Morgan Sindall Temporary Site Cabins document received 24.11.2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

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

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.

Date: 15 December 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority 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.

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026