

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 Elliot Simm
Manchester City Council
Unit 11 Hendham Vale
Vale Park Way
Manchester
M8 0AD

Agent (if used)

AEW Architects
Trinity Court
16 John Dalton Street
Manchester
M2 6HY

Part 1 – Particulars of the application/development

Proposal: Variation of Conditions 2 (Specified Plans) and 3 (Materials) attached to 138916/FO/2023 to allow alterations to design changes to materials, fenestration (including fans), louvres, balcony detailing and rooftop plant

Location: Lancaster, Dobson, Lincoln And Shackleton Courts , Audax And Underhill Walks , Avro Hollows , Croydon Drive , Manchester

Date of application: 1 October 2025

Application number: 143898/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

1) The development must be begun not later than the expiration of three years beginning with the date of planning permission 138916/FO/2023, that date being 5th April 2024 .

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:

-Drawing- Proposed- Lancaster Court- East and West Elevations, numbered 12732 - AEW -B1 -XX -DR - A -0546 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Lancaster Court- North and South Elevations, numbered 12732 - AEW -B1 -XX -DR - A -0547 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Lancaster Court- GA Plans, numbered 12732 -AEW -B1 -ZZ -DR - A -0548 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Dobson Court- East and West Elevations, numbered 12732 - AEW-B2 -XX -DR - A -0586 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Dobson Court- North and South Elevations, numbered 12732 - AEW -B2 -XX -DR - A -0587 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Dobson Court- GA Plan, numbered 12732 -AEW -B2 -ZZ -DR - A - 0588 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Shackleton Court- East and West Elevations, numbered 12732 - AEW -B3 -XX -DR - A -0606 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Shackleton Court- North and South Elevations, numbered 12732 - AEW -B3 -XX -DR - A -0607 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Shackleton Court- GA Plans, numbered 12732 -AEW -B3 -ZZ -DR- A -0608 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Lincoln Court- East and West Elevations, numbered 12732 -AEW- B4 -XX -DR - A -0646 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Lincoln Court- North and South Elevations, numbered 12732 - AEW -B4 -XX -DR - A -0647 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Audax Walk- Elevations, numbered 12732 -AEW -B5 -XX -DR - A- 0683 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Audax Walk- GF, 1F and Roof Plan, numbered 12732 -AEW -B5 - ZZ -DR - A -0682 P03, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Underhill Walk Elevations, numbered 12732 -AEW -B6 -XX -DR -A -0703 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Underhill Walk- GF, 1F and Roof Plan, numbered 12732 -AEW - B6 -ZZ -DR - A -0702 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Drawing- Proposed- Typical Window Concept Details, numbered 12732-AEW-XX- XXDR-A6000 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Design & Access Statement- Design Statement, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Fire Statement Form- Dobson Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Fire Statement Form- Lancaster Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

-Supporting Information- Fire Statement Form- Lincoln Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.

- Supporting Information- Fire Statement Form- Shackleton Court, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
- Supporting Information- Brochure- Marley Edgemere Interlocking Slates, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Fully Reversible Window Trade Brochure, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Warm Roof Bitumen, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Wetherby Specification, numbered PS_21-01817HR, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Product Specification- Sunparadise Balconies, numbered S1590-01, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Application Form, stamped as received by the City Council as Local Planning Authority on 18 January 2024.

Amended with:

- Drawing- Proposed- Lancaster Court GA Plans, numbered 12732 -AEW -B1 -ZZ -DR - A -0548, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- Dobson Court- GA Plans, numbered 12732 -AEW -B2 -ZZ -DR - A -0588, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- Lincoln Court- GA Plans, numbered 12732 -AEW -B4 -ZZ -DR - A -0648, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- North & East Elevations Lancaster Court, numbered 12732-AEW-B1-XX-DR-A-3150, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- South & West Elevations Lancaster Court, numbered 12732-AEW-B1-XX-DR-A-3151, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- North & East Elevations Dobson Court, numbered 12732-AEW-B2-XX-DR-A-3250, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- South & West Elevations Dobson Court, numbered 12732-AEW-B2-XX-DR-A-3251, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- North & East Elevations Shackleton Court, numbered 12732-AEW-B3-XX-DR-A-3350, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- South & West Elevations Shackleton Court, numbered 12732-AEW-B3-XX-DR-A-3351, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- North & East Elevations Lincoln Court, numbered 12732-AEW-B4-XX-DR-A-3450, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- South & West Elevations Lincoln Court, numbered 12732-AEW-B4-XX-DR-A-3451, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- Audax Walk Elevations, numbered 12732-AEW-B5-XX-DR-A-0683, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- Audax Walk- GA Plans, numbered 12732-AEW-B5-XX-DR-A-2550, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- Underhill Walk- GA Plans, numbered 12732-AEW-B6-XX-DR-A-2653, received by the City Council as Local Planning Authority on 4 September 2025.

- Drawing- Proposed- Underhill Walk Elevations, numbered 12732-AEW-B6-XX-DR-A-3652, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- Glazing Front and Section View, numbered 450369, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed- Shackleton Court GA Plans, numbered 12731-AEW-B3-ZZ-DR-A-0608 P04, received by the City Council as Local Planning Authority on 4 September 2025.
- Supporting Information- Twin Sight Glazing Product Specification, received by the City Council as Local Planning Authority on 4 September 2025.
- Drawing- Proposed Spandrel Section Details, numbered 12732-AEW-B6-XX-DR-A-6651-S02-P02, received by the City Council as Local Planning Authority on 19 November 2025.
- Drawing- Proposed- Window Plan Details, numbered 12732-AEW-B6-XX-DR-A-6650-S2-P06, received by the City Council as Local Planning Authority on 19 November 2025.
- Drawing- Proposed- Window Section Details, numbered 12732-AEW-B6-XX-DR-A-6601S2-P03, received by the City Council as Local Planning Authority on 19 November 2025.
- Drawing- Proposed- Base Section Details, numbered 12732-AEW-B6-XX-DR-A-6600-S2-P03, received by the City Council as Local Planning Authority on 19 November 2025.
- Drawing- Proposed- Section C-C, numbered 12732-AEW-B6-XX-DR-A-4652-S2-P02, received by the City Council as Local Planning Authority on 19 November 2025.
- Drawing- Proposed- Section B-B, numbered 12732-AEW-B6-XX-DR-A-4651-S2-P02, received by the City Council as Local Planning Authority on 19 November 2025.
- Drawing- Proposed- Section A-A, numbered 12732-AEW-B6-XX-DR-A-4650-S2-P02, received by the City Council as Local Planning Authority on 19 November 2025.

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.

3) The materials to be used throughout the development shall be carried out in accordance with the materials approved by the City Council as the local planning authority;

- Drawing- Proposed- Typical Window Concept Details, numbered 12732-AEW-XX-XXDR-A-6000 P02, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
- Design & Access Statement- Design Statement, stamped as received by the City Council as Local Planning Authority on 27 December 2023.
- Supporting Information- Brochure- Marley Edgemere Interlocking Slates, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Fully Reversible Window Trade Brochure, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Warm Roof Bitumen, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Wetherby Specification, numbered PS_21-01817HR, stamped as received by the City Council as Local Planning Authority on 11 January 2024.
- Supporting Information- Product Specification- Sunparadise Balconies, numbered S1590-01, stamped as received by the City Council as Local Planning Authority on 11 January 2024.

Amended with:

- Supporting Information- Twin Sight Glazing Product Specification, received by the City Council as Local Planning Authority on 4 September 2025.

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.

4) The development hereby approved shall only be done in accordance with the following construction management details, agreed as part of condition discharge application referenced CDN/25/0907:

-Traffic Management Plan, received by the City Council as Local Planning Authority on 18 November 2025.

-Construction Phase Plan- Casey, version 4.0, received by the City Council as Local Planning Authority on 27 November 2025.

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.

5) a) The development hereby approved shall only be done in accordance with the following acoustic insulation details, agreed as part of condition discharge application referenced CDN/25/0907:

-Facade Sound Insulation Assessment, PPA Acoustic Consultants report ref: J005156-8151-MDS01- dated November 2024, received by the City Council as Local Planning Authority on 23 September 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 and to reduce the potential for overheating, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

6) a) Within 3 months of the permission hereby granted, either a scheme that demonstrates that any plant equipment 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 any plant equipment 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.

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

b) Prior to the first use of the low rise window fans, 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 plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band 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 the use 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.

7) Within 3 months of the permission hereby granted, details/samples of the materials to be used for the window fans for low rise properties shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out 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 Core Strategy and the requirements of 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.

The applicant should be advised that any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via Email -highwaylicences@manchester.gov.uk
highwaynetworkmanagement@manchester.gov.uk

If basement/Structure excavations/works are proposed adjacent to the highway, structural drawings and calculations for the temporary and permanent support works must be submitted for checking (for a fee) to MCC Bridges/Structures Section via Email highways.structures@manchester.gov.uk.

Construction/demolition 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

You should ensure that any external wall treatments approved for planning purposes are discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Sprinkler provision- Section 6 of the fire statements state that no automatic fire suppression system is installed in the relevant building and a 'stay put' evacuation policy is in place. HSE advises that a review of the fire risk assessment be carried out. This issue may also be subject to consideration at later regulatory stages. It should be considered that, if necessary, space will need to be made available to house suitable water tanks for the sprinkler system supply which would affect land use planning considerations in relation to the layout of the building and subsequently further HSE consultation may be required.

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Date: 24 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 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.