

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 Anthon Iacobucci
PH Property Holdings Ltd
C/o Agent

Agent (if used)

Miss Justine Entezari
Iceni Projects
WeWork Dalton Place
29 John Dalton Street
Manchester
M2 6FW

Part 1 – Particulars of the application/development

Proposal: Change of use of second and third floors from commercial use (Use Class E), and erection of rooftop extension to create 11no residential apartments (Class C3), creation of external bin store, and other associated external works including demolition, building alterations and window replacement.

Location: The Equitable Building , St Ann Street, Manchester

Date of application: 11 February 2025

Application number: 141994/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 development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

- o Demolition plan - sub-basement AL [05]110

- o Demolition plan - basement AL[05]111
- o Demolition plan - first floor AL[05]113 A
- o Demolition plan - fourth floor AL[05]116
- o Demolition plan - roof AL[05]117 A
- o Demolition section 01 AL[05]150
- o Demolition section 02 AL[05]151 A
- o Proposed plan - sub-basement AL[05]210
- o Proposed section 01 AL[05]250 A
- o Proposed section 02 AL[05]251 A
- o Proposed building façade study 01 AL[05]400
- o Proposed extension façade study 01 AL[05]41
- o Planning Statement, prepared by Icení
- o Air Quality Assessment, prepared by Redmore Environmental
- o Crime Impact Statement: 2017/0784/CIS/02, prepared by Greater Manchester Police Secure by Design
- o Environmental Standards, prepared by Ridge
- o Flood Risk Assessment and Drainage Strategy, prepared by Integra
- o Heritage Statement, prepared by Stephen Levrant Heritage Architecture
- o Local Labour Agreement, prepared by PH Property Holdings
- o Noise Impact Assessment, prepared by Professional Consult
- o Phase I Site Investigation Report, prepared by ID Geo-environmental
- o Preliminary Bat Roost Assessment, prepared by E3P
- o Transport Statement, prepared by Mode Transport Planning
- o Travel Plan, prepared by Mode Transport Planning

All received by the City Council as Local Planning Authority on 27 January 2025

- o Proposed elevation A (South) AL[05]260 A
- o Proposed elevation B (East) AL[05]261 A
- o Proposed elevation C (West) AL[05]262 A
- o Demolition elevation A (South) AL[05]160
- o Demolition elevation B (East) AL[05]161
- o Demolition elevation C (West) AL[05]162 A

All received by the City Council as Local Planning Authority on 7 February 2025

- o Construction Management Plan, prepared by PH Property Holdings
- o Typical Window - Proposed: AL [05] 451 A

Received by the City Council as Local Planning Authority on 4 April 2025

- o Demolition plan - ground floor AL[05]112 B
- o Demolition plan - second floor AL[05]114 B
- o Demolition plan - third floor AL[05]115 B
- o Demolition section 03 AL[05]152 B
- o Demolition section 04 AL[05]153 B
- o Demolition section 05 & 06 AL[05]154 B
- o Proposed plan - basement AL[05]211 B
- o Proposed plan - ground floor AL[05]212 C
- o Proposed plan - first floor AL[05]213 B
- o Proposed plan - second floor AL[05]214 B
- o Proposed plan - third floor AL[05]215 B
- o Proposed plan - fourth floor AL[05]216 B
- o Proposed plan - roof AL[05]217 B

- o Proposed section 03 AL[05]252 B
- o Proposed section 04 AL[05]253 B
- o Proposed section 05 & 06 AL[05]254 B
- o Design and Access Statement, prepared by Jeffrey Bell + Company
- o Security Strategy: 1572-Bb20251022-Security Strategy App 01, prepared by Jeffrey Bell + Company
- o Accommodation Schedule 1572_JBCO

All received by the City Council as Local Planning Authority on 22 October 2025

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 and the National Planning Policy Framework.

3) a) The residential accommodation hereby approved shall be acoustically insulated against noise from surrounding streets and City Centre activity in accordance with the scheme and details within the following documents:

- o Noise Impact Assessment Ref No. 24.155.1.R6 (Received 27 January 2025)
- o Report Ref No. 201105-R02B-BT (Received 2 June 2025)
- o Report Ref 24105-L08-BT (Received 16 July 2025)
- o Report Ref 24105-L10-BT (Received 15 August 2025).

The scheme also accounts for overheating, and any noise insulation has taken this into account. The approved noise insulation and ventilation scheme shall be completed before any of the apartments are occupied.

For the avoidance of doubt, the noise survey data includes noise levels testing during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00)	30 dB LAeq (individual noise events shall not exceed 45 dB L _{Amax,F} by more than 15 times)
Living Rooms (daytime - 07.00 - 23.00)	35 dB LAeq
Gardens and terraces (daytime)	55 dB LAeq

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from traffic and other sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

4) a) Prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, 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 occupation of the residential apartments hereby approved, 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.

5) Prior to the commencement of the masonry infill works as annotated on drawing references: AL[05]262 A (West Elevation) and AL[05]253 B (Section 04), product specification and samples for the bricks and mortar to be used, shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be implemented as part of the development.

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.

6) Prior to the installation of the replacement shopfront and doors annotated as Nos.7 and 6 on the West Elevation drawing reference, AL[05]262 A, detailed sections and product specifications shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be implemented as part of the development.

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.

7) Prior to the commencement of the rooftop extension, all materials to be used on all external elevations of the extension and a product specification for the balustrading associated with the terrace area shall be submitted to and approved in writing by the City Council, as Local Planning Authority (this shall include windows and doors specification).

The submission shall include samples and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, details of the drips to be used to prevent staining in, means of ventilation and a strategy for quality control management.

The approved materials shall then be implemented as part of the development.

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.

8) Prior to the installation of the external staircase and bin store with the courtyard hereby approved and as shown on drawing Nos. AL[05]252 B and AL[05]254 B, details of the material, finish and samples shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be implemented as part of the development.

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.

9) Prior to the installation of extraction vents and louvres as shown on drawing nos. AL[05]252 B, AL[05]253 B and AL[05]254 B, detailed section drawings, product specifications and finishes, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved materials shall then be implemented as part of the development.

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.

10) The materials used for the replacement windows hereby approved shall be as follows:

- o Sliding Sash Window Sections, prepared by Precision
- o Photographs of full size window sample

All received by the Local Planning Authority on 27 June 2025

- o Sliding Sash Window Specification, prepared by Custom Precision Joinery Ltd

Received by the Local Planning Authority on 30 July 2025

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.

11) a) Highways Condition Survey within the Transport Statement: 328257, prepared by mode transport planning as received 27 January 2025 established the condition of the Highways of Barton Square and St Anns Street.

b) When all construction/fit-out works are complete, the same carriageways/footways included in the Transport Statement: 328257 shall be re-surveyed, and the results submitted for approval in writing by the City Council as Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be

submitted to and approved in writing by the City Council as Local Planning Authority including timescales for undertaking the works.

Reason - To ensure an acceptable development and to prevent any damage to the highways pursuant to policy DM1 of the Core Strategy.

12) Prior to the first occupation of the upper floors (second, third and fourth), a Delivery and Servicing Management Strategy shall be submitted to and approved in writing by the Local Planning Authority. The submitted strategy shall ensure that servicing/delivery activities across the site are co-ordinated to ensure efficient use of any internal loading bays/short-stay parking areas. The strategy should also take into consideration food/parcel deliveries, providing clear direction on the following:

- Designated delivery drop-off points
- Delivery and servicing hours for the site
- Provision of clear signage in common areas to guide delivery drivers to the drop-off point;
- Inform all new residents on the designated drop-off point and any specific rules or guidelines they need to follow when receiving deliveries;
- Establish specific delivery hours for residents of the development where possible;
- Periodically review how the drop-off process is working and encourage resident feedback;
- Set up a secure delivery holding area within the development; and
- Monitor Security Concerns.

The development shall operate in accordance with the agreed strategy.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

13) The development hereby approved shall be carried out in accordance with the Travel Plan Framework prepared by PH Property Holdings Ltd, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025.

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 those living at the development;
- ii) a commitment to surveying the travel patterns of residents during the first three months of the first 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

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

14) a) The development shall be carried out in accordance with the Construction Local Labour Proposal, stamped as received by the City Council, as Local Planning Authority, on 27 January 2025. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

15) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement: 2017/0784/CIS/02 (Received 27 January 2025) and the Security Strategy 1572-Bb20251022-Security Strategy App 01, prepared by JB+CO Architects+Designer, as received by the City Council, as Local Planning Authority, on the 24 October 2025. The development shall only be carried out in accordance with these approved details.

b) 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.

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

16) The construction phase of the development shall be completed in accordance with the submitted Construction and Environmental Method Statement, prepared by PH Property Holdings, as received by the City Council as Local Planning Authority on 4 April 2025.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

17) The waste management arrangements for the development hereby approved shall be carried out in accordance with Section 5.3 'Refuse Strategy' of the Design and Access Statement Rev 2, prepared by JB+CO (Received 24 October 2025), the MCC Waste Proforma (Received 27 January 2025) and drawing no. AL[05]212 C (Received 24 October 2025). The details shall be implemented prior to the first occupation of the development and thereafter retained and maintained in situ.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

18) 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 second, third or fourth floor of the building 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). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

19) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; 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 Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

20) The development hereby approved shall include for full disabled access to be provided to the main entrance and to all apartments.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

21) Deliveries, servicing and collections associated with the building including waste collections shall not take place outside the following hours:

- o Monday to Sunday: 7:30 to 20:00
- o Sundays and Bank Holidays: 10:00 to 18:00

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.

22) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been

shown to be absent, or a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to PfE Policies JP-G9 and JP-S1; Core Strategy Policies SP1, EN15, and DM1; and Section 15 of the NPPF.

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: 12 November 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 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](https://www.mra.gov.uk)

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