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

The Guinness Partnership
Bower House
1 Stable Street
Hollinwood
Oldham
OL9 7LH

Agent (if used)

Mr Ed Sham
Bickerdike Allen Partners
121 Salusbury Road
London
NW6 6RG

Part 1 – Particulars of the application/development

Proposal: Elevational alterations for replacement of cladding.

Location: Cooper House, 2 Camelford Close, Manchester, M15 6DX

Date of application: 23 September 2025

Application number: 143577/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, received by Manchester City Council as the Local Planning Authority on 29 July 2025:

- The Location plan 10007/D1001/REV P
- Location plan 10007/D1000/REV P2
- Proposed Reflective Ceiling Plan Lower Ground Floor 10007/D2001/REV P2
- Proposed Reflective Ceiling Plan Ground Floor 10007/D2002/REV P2

- Proposed Reflective Ceiling Plan First, Fourth, Sixth and Eighth 10007/D2003/REV P2
- Proposed Reflective Ceiling Plan Second Floor Plan 10007/D2004/REV P2
- Proposed Reflective Ceiling Plan Third, Fifth and Seventh Floor 10007/D2005/REV P2
- Proposed South Elevation 10007/D2101/REV P2
- Proposed North Elevation 10007/D2102/REV P2
- Proposed East and West Elevations 10007/D2103/REV P2
- Proposed Typical Sections AA
- Proposed Typical Sections BB
- Proposed Typical Sections CC
- Proposed Typical Sections DD
- Design and Access Statement
- Fire Statement

And received by Manchester City Council as the Local Planning Authority on 23 September 2025:

- Cooper House, Manchester, M15 6TX Facade Acoustic Assessment, produced by Bickerdike Allen Partners

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 used in the external surfaces of the development hereby approved shall be as follows:

- 9mm Rockpanel rainscreen panel RAL colour 6034
- 9mm Rockpanel rainscreen panel RAL colour 7016
- PermaRock EWI Soffits 50mm external wall insulation system in white

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.

4) a) The acoustic performance of the cladding will comply with the 'Cooper House, Manchester, M15 6TX Facade Acoustic Assessment', produced by Bickerdike Allen Partners, received by the City Council as Local Planning Authority on 23 September 2025.

b) Within two months from the completion of the works, 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.
To secure a reduction in noise from external 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).

Reason - To secure a reduction in noise from external 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).

5) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway.
- Traffic management plans should include any effects on the surrounding roads.
- The document should also consider ongoing construction works and contractor parking in the locality.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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

It is noted that the scope of the above planning application involves the replacement of external wall systems with materials meeting classification A2-s1, d0 or better, as stated in section 6(g) of the fire statement. The applicant is advised that persons with competence in fire safety should undertake the proposed works.
It should be noted that amended Building Regulations now state "Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building." At the next regulatory stage, confirmation should be provided about whether the proposed replacement external wall systems include the prohibited relevant metal composite materials. Any design changes necessary to ensure that only suitable materials are used in external walls may affect land use planning considerations such as the appearance of the building.

Section 12 of the fire statement states: "There is one operational dry riser within the lift lobby (the main fire service entrance point). The guidance in Approved Document B Volume 1, 2025 states that all parts of a floorplate should be within 45m of a dry riser outlet. As an existing condition, this is not achieved, however this is an existing noncompliance with the current guidance."
This is noted, it will be for the Accountable Person to demonstrate that the building safety risks (including risks associated with fire spread) are being managed in the building safety case.

Section 13 of the fire statement requires detail of the provision of adequate firefighting water via hydrants and whether they are operational. The applicant states: "Using Google Maps Street View, RISC Authority Hydrant Mapping Tool and RISC Authority Informer database no existing public hydrants within 90m of the residential entrance to Cooper House were found." This is noted, HSE advises that the Local Fire and Rescue Service should be consulted to ascertain whether additional fire hydrants are required and should seek the advice of the LPA about the materiality of proposals to land use planning considerations, should additional hydrants be required.

For information, HSE advises that all higher risk buildings are now required to be registered with the Building Safety Regulator ('BSR'). Once the building has been registered, the BSR will invite accountable persons to submit a safety case for their buildings - https://www.gov.uk/guidance/applying-to-register-a-high-rise-residential-building

It will be for the accountable person to submit a safety case to demonstrate how the building's safety risks are managed. This would include the risks to the safety of people in or about a building arising from the spread of fire, including the spread of fire over external walls.

Date: 17 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 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