

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

Bruntwood SciTech Limited
C/o Agent

Agent (if used)

Mr Tom Young
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Installation of 4 no. gas cylinders stores within enclosure and relocation of existing vehicular access gate.

Location: Citylabs 4.0, 161 Hathersage Road, Manchester, M13 0HX

Date of application: 10 October 2025

Application number: 144177/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 03 October 2025:

- Site Location Plan (10205 SRA ZZ XX DR A 2001P01)
- Proposed North Elevation (10205 SRA ZZ XX DR A 02211)
- Proposed East Elevation (10205 SRA ZZ XX DR A 02212)

- Proposed South Elevation (10205 SRA ZZ XX DR A 02213)
- Proposed West Elevation (10205 SRA ZZ XX DR A 02214)
- Proposed Typical Gas Store Arrangement (10205 SRA ZZ DR A 02501)
- Proposed Gas Cylinder Store Site Plan (ref: 26979-HML-XX-00-DR-N-012002)
- Design and Access Statement
- Statement on Ground Contamination Risks & Mitigation Measures
- Construction Management Plan
- Heritage Statement
- Highways Note

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) 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 order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

4) The Construction Phase of the development shall be carried out in accordance with 'Construction Management Plan Citylabs 4.0 External Gas Store', dated 11 September 2025, Rev: First Issue, prepared by Bruntwood SciTech, received by the City Council as the Local Planning Authority on 03 October 2025.

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

5) No above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the gas stores hereby approved, as denoted on 'Proposed Site Plan 10205 SRA ZZ 00 DR A 02199', have been submitted to and been approved in writing by the Local Planning Authority. For the avoidance of doubt, this includes;

- dark grey PPC metal opaque panels
- dark grey expanded mesh cladding
- gas enclosure door with dark grey expanded mesh cladding

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.

6) The materials used on the relocated vehicular entrance gate hereby approved on the east of the site, as denoted on 'Proposed Site Plan 10205 SRA ZZ 00 DR A 02199' shall be similar in appearance to the existing vehicular entrance gate on the west of the site, as denoted on 'Proposed Site Plan 10205 SRA ZZ 00 DR A 02199', in terms of type, size, colour and texture.

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) The back painted glazing, as denoted on 'Proposed East Elevation 10205 SRA ZZ XX DR A 02212' shall be similar in appearance to the existing back painted glazing on the elevation in terms of type, colour and texture.

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:

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.

From the planning application and planning statement, HSE understands the site contains hazardous substances, such as hydrogen sulphide. It is the responsibility of the applicant to determine whether a hazardous substances consent application is required. Relevant applications should be submitted to the appropriate planning authority (the local planning authority). Please see the following guidance for further information on consulting HSE on a hazardous substances consent application - <https://www.hse.gov.uk/landuseplanning/hazardoussubstances.htm>

In the event that ground and/or groundwater contamination and/or ground gas are encountered on

the site before the development is occupied, the developer is advised to cease works and call
Contact Manchester on 0161 234 5004 or email contact@manchester.gov.uk for advice on how to proceed.

The applicant is required to discuss and agree any requirements for temporary traffic and pedestrian management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk

Date: 3 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 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