

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

Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Agent (if used)

Mrs Kate Limbert
Avison Young Ltd on behalf of Wates
Construction
6th Floor
1 City Square
Leeds
LS1 2AL

Part 1 – Particulars of the application/development

Proposal: Variation of planning permission 137668/JO/2023 as amended by 140043/NMC/2024, 141701/NMC/2024 and 142628/NMC/2025 to alter the distribution of affordable housing tenure

Location: 1 Rodney Street, Manchester, M4 6JJ

Date of application: 5 September 2025

Application number: 143918/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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with noise, traffic and air quality impacts. Further work and discussion have taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 7 September 2025.

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:

The drawings referenced:

RODSTA-BUT-ZZ-00-DP-A-00002-PL1,
RODSTA-BUT-ZZ-00-DP-A-01000-PL1,
RODSTA-BUT-T-00-DP-A-01022-PL1,
RODSTA-BUT-T-01-DP-A-01023-PL1,
RODSTA-BUT-T-02-DP-A-01024-PL1,
RODSTA-BUT-T-R2-DP-A-01025-PL1,
RODSTA-BUT-TA-XX-DE-A-01035-PL1,
RODSTA-BUT-TB-XX-DE-A-01036-PL1,
RODSTA-BUT-T-XX-DZ-A-01044-PL1,
RODSTA-BUT-T-XX-DZ-A-01045-PL1,
RODSTA-BUT-T-XX-DS-A-01053-PL1,
RODSTA-BUT-ZZ-XX-DD-A-01055-PL1,
RODSTA-BUT-T-XX-DD-A-01057-PL1,
RODSTA-BUT-A-XX-DP-A-01060-PL1,
RODSTA-BUT-B-XX-DP-A-01061-PL1,
RODSTA-BUT-T-XX-DP-A-01062-PL1,
RODSTA-BUT-ZZ-ZZ-DS-A-01068-PL1,
RODSTA-BUT-ZZ-ZZ-DS-A-01070-PL1
RODSTA-BUT-ZZ-ZZ-DE-A-01072-PL1,
RODSTA-BUT-ZZ-ZZ-DZ-A-01075-PL1,
RODSTA-BUT-XX-XX-VS-A-01082-PL1,
RODSTA-BUT-A-ZZ-SA-A-01090-PL1,
RODSTA-BUT-TA-ZZ-SA-A-01092-PL1,
RODSTA-BUT-TB-ZZ-SA-A-01093-PL1,
RODSTA-BUT-ZZ-XX-RP-A-01110-PL1,
RODSTA-LYR-XX-ZZ-DWG-L-1001-Rev 3,
RODSTA-LYR-XX-ZZ-DWG-L-1002,
RODSTA-LYR-XX-ZZ-DWG-L-3001,
RODSTA-LYR-XX-ZZ-DWG-L-5001,
RODSTA-LYR-XX-ZZ-DWG-L-5002,
RODSTA-LYR-XX-ZZ-DWG-L-5003,
RODSTA-LYR-XX-ZZ-DWG-L-8001,
RODSTA-MET-ZZ-00-DR-E-6350-S2-P03,
RODSTA-MET-ZZ-00-DR-E-6351-S2-P02,
RODSTA-MET-ZZ-00-DR-ME-9001-S2-P04
900350-002 Rev 3

Received by the City Council, as Local Planning Authority, on the 20 June 2022

RODSTA-BUT-A-01-DP-A-01006 Rev PL2,
RODSTA-BUT-A-ZZ-DP-A-01007 Rev PL2
RODSTA-BUT-A-R7-DP-A-01013 Rev PL2
RODSTA-BUT-B-01-DP-A-01015 Rev PL2
RODSTA-BUT-B-02-DP-A-01016 Rev PL2
RODSTA-BUT-B-03-DP-A-01017 Rev PL2
RODSTA-BUT-B-04-DP-A-01018 Rev PL2
RODSTA-BUT-B-R4-DP-A-01019 Rev PL2

Received by the City Council, as Local Planning Authority, on the 10 August 2022

RODSTA-BUT-B-XX-DE-A-01033 Rev PL2
RODSTA-BUT-A-XX-DZ-A-01040 Rev PL2
RODSTA-BUT-A-XX-DZ-A-01041 Rev PL2
RODSTA-BUT-B-XX-DZ-A-01042 Rev PL2
RODSTA-BUT-B-XX-DZ-A-01043 Rev PL2
RODSTA-BUT-A-XX-DS-A-01050 Rev PL2
RODSTA-BUT-A-XX-DS-A-01051 Rev PL2
RODSTA-BUT-ZZ-00-DZ-A-01056 Rev PL1
RODSTA-BUT-ZZ-ZZ-DS-A-01069 Rev PL2
RODSTA-BUT-ZZ-ZZ-DS-A-01071 Rev PL2
RODSTA-BUT-ZZ-ZZ-DE-A-01073 Rev PL2
RODSTA-BUT-XX-XX-VS-A-01080 Rev PL2
RODSTA-BUT-XX-XX-VS-A-01081 Rev PL2

Received by the City Council, as Local Planning Authority, on the 19 August 2022

RODSTA-BUT-B-XX-DS-A-01052 Rev P04
RODSTA-BUT-B-ZZ-SA-A-01091 Rev P02

Received by the City Council, as Local Planning Authority, on the 25 July 2023.

RODSTA-LYR-XX-ZZ-DWG-L-5003
RODSTA-LYR-XX-ZZ-D-L-0001 Rev C02
RODSTA-LYR-XX-ZZ-D---L-2001 Rev C02
RODSTA-LYR-XX-ZZ-D-L-2003 Rev C02
RODSTA-LYR-XX-ZZ-D-L-3001 Rev C02
RODSTA-LYR-XX-ZZ-D-L-3002 Rev C02
RODSTA-LYR-XX-ZZ-D-L-3003 Rev C02
RODSTA-LYR-XX-ZZ-D---L-3004 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3005 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3006 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3007 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3008 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3009 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3010 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3011 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3012 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3013 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3014 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3015 Rev C01
RODSTA-LYR-XX-ZZ-D---L-3016 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6000 Rev C02
RODSTA-LYR-XX-ZZ-D-L-6003 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6004 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6007 Rev C01
RODSTA-LYR-XX-ZZ-DWG-L-1001 Rev C02

Received by the City Council, as Local Planning Authority, on the 14 September 2023

RODSTA-BUT-T-00-DP-A-01022- P03
RODSTA-BUT-T-01-DP-A-01023 P03
RODSTA-BUT-T-02-DP-A-01024-P03
RODSTA-BUT-TA-XX-DE-A-01035-P03

RODSTA-BUT-TA-XX-DE-A-01036-P02
RODSTA-BUT-T-XX-DZ-A-01044-P03
RODSTA-BUT-T-XX-DZ-A-01045-P03
RODSTA-BUT-T-XX-DP-A-01062-P02
RODSTA-BUT-ZZ-ZZ-DE-A-01073- P04
RODSTA-BUT-XX-XX-VS-A-01082 -P02

Received by the City Council, as Local Planning Authority, on the 17 May 2024

RODSTA-LYR-XX-ZZ-D-L-3001 Rev C04
RODSTA-LYR-XX-ZZ-D-L-8001 RevC05
RODSTA-AME-ZZ-ZS-DR-E-63010 C03 and RODSTAAME-ZZ-ZZ-TS-E-50005 C03
RODSTA-AME-XX-ZZ-CA-E-63003 C01
RODSTA-AME-ZZ-ZZ-DR-E-61010 C14

received by the City Council, as Local Planning Authority, on the 9 December 2024

RODSTA-LYR-XX-ZZ-D-L-1005 Rev C03
RODSTA-LYR-XX-ZZ-D-L-1002 Rev C04

received by the City Council, as Local Planning Authority, on the 16 December 2024

RODSTA-BUT-ZZ-00-DP-A-01001 Rev P03
RODSTA-BUT-A-00-DP-A-01005 Rev P04
RODSTA-BUT-B-00-DP-A-01014 Rev P06
RODSTA-BUT-A-XX-DE-A-01030 Rev P04
RODSTA-BUT-A-XX-DE-A-01031 Rev P04
RODSTA-BUT-A-XX-DE-A-01032 Rev P04
RODSTA-BUT-B-XX-DE-A-01034 Rev P05

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

RODSTA-BUT-XX-XX-VS-A-01082 Rev PL1
RODSTA-AME-ZZ-ZZ-TS-E-50005 Rev C03
RODSTA-AME-XX-ZZ-CA-E-63003 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6005 Rev C03
RODSTA-LYR-XX-ZZ-D-L-6006 Rev C03
RODSTA-LYR-XX-ZZ-D-L-6009 Rev C04
RODSTA-LYR-XX-ZZ-D-L-6010 Rev C01
RODSTA-AME-ZZ-ZZ-DR-E-61010 Rev C14
RODSTA-LYR-XX-ZZ-D-L-6012 Rev C01
RODSTA-AME-ZZ-ZZ-DR-E-63010 Rev C03
RODSTA-LYR-XX-ZZ-D-L-8001 Rev C05
RODSTA-BUT-ZZ-00-DP-A-90001Rev C01
18321-HYD-XX-XX-DR-D-0100_S278 Rev P5
18321-HYD-XX-XX-DR-D-0101_S278 Rev P1
18321-HYD-XX-XX-DR-D-0110_S278 Rev P1
18321-HYD-XX-XX-DR-D-0111_S278 Rev P1
18321-HYD-XX-XX-DR-D-0150_S278 Rev P1
18321-HYD-XX-XX-DR-D-0200_S278 Rev P5
18321-HYD-XX-XX-DR-D-0700_S278 Rev P5
18321-HYD-XX-XX-DR-D-1100_S278 Rev P6
18321-HYD-XX-XX-DR-D-1200_S278 Rev P04

Supporting Documents

Air Quality Assessment (PRO-068835, June 2022), Archaeological Desk-based Assessment (SA/2022/25 Version 2), AVO Strategy Summary (RODSTA-MET-ZZ-XX-RP-ME-9715-S3-P02), Thermal Comfort Report (RODSTA-MET-ZZ-XX-RP-ME-9711-S3-P02), 3D Modelling & Level 2 AVO assessment (22013-M004-E), Façade Design Note (RODSTA-BUT-ZZ-XX-RP-A-01103-PL1), Broadband Connectivity Assessment (Issue 1.0, 07/06/2022), Construction Local Labour Proposal (dated 13 June 2022), Crime Impact Statement (2022/0141/CIS/01, Version B), Daylight & Sunlight (2118-ep-22-0706(DaySun Report), Design & Access Statement (RODSTA-BUT-ZZ-XX-RP-A-01100-PL1), Extended Phase One Habitat Survey (Preliminary Ecological Appraisal) (Version 3, 01.06.2022), Tree Bat Roost Survey Report (Version 3, 01.06.2022), Biodiversity Enhancement Measures (Version 3, 01.06.2022), Assessment of Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01), External Lighting Assessment (RODSTA-MET-XX-XX-RP-E-9102-S2-P02), Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02), Phase 1 Preliminary Risk Assessment (079056-CUR-00-XX-DR-GE-001, V01), Phase II Geo-Environmental Assessment (UK21.5551, Issue 1), Heritage Assessment (RODSTA-BUT-ZZ-XX-RP-A-01101-PL1), Acoustic planning report (22013-R01-C), Transport Statement (RODSTA-HYD-ZZ-00-RP-A-4001-P2), Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2), Tree Survey and Constraints Report (Version 2, 01.06.2022), Arboricultural Impact Assessment (AIA) (Version 4, 01.06.2022), TV/FM & DAB Reception Survey Report (TBAER063, 12th May 2022, Planning Statement (Including Statement of Community Involvement and Affordable Housing Statement) (June 2022) and Wind Microclimate Assessment Report (18797, 8 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

Contaminated land assessment (GEA-22434-22-182) prepared by IDOM, Written Scheme of Investigation (WSI) for an archaeological evaluation, Rodney Street (27.07.22, Version 1) and Response to Highway Comments including construction tracking drawings stamped as received by the City Council, as Local Planning Authority, on the 9 August 2022

Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

- 079056 - Drainage Planning Details Rev V02 received by the City Council, as Local Planning Authority on 10 October 2023
- Definition of Waste Code of Practice Declaration Receipt received by the City Council, as Local Planning Authority, on the 19 January 2023
- Verification plan, Remediation Method Statement, Phase I and Phase II Assessment, Contaminated land assessment, Asbestos management plan, Cut and Fill Volumetrics received by the City Council, as Local Planning Authority, on the 13 January 2023
- Update to Remediation Strategy received by the City Council, as Local Planning Authority, on the 22 February 2023
- Dilapidation Survey received by the City Council, as Local Planning Authority, 10 October 2023
- Jersey Street Closure Email received by the City Council, as Local Planning Authority, 10 October 2023
- Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P05 and Residential Block B Ground Floor Plan RODSTA-BUT-B-00-DP-A-1014 Rev P04 received by the City Council, as Local Planning Authority, on the 4 January 2023

- The 13.0 Addendum Additional 1B2P prepared by Buttress received by the City Council as local planning authority on 25th July 2023
 - The letter from Avison Young dated 24th July 2023
 - The Construction Management Plan Rev 1 prepared by Wates dated 13 March 2023 received by the City Council as local planning authority on 25th July 2023
 - The letter from Avison Young dated 24th July 2023
 - The Fire Statement prepared by OFR dated 16 June 2023 received by the City Council as local planning authority on 25th July 2023
 - The Internal Daylighting Report prepared by Method Consulting dated July 2023 received by the City Council as local planning authority on 25th July 2023
 - Land to the west of Rodney Street, Wates Construction, Waste Management Strategy RODSTA-BUT-ZZ-XX-RP-A-01102 | Rev - PL2 | S2 For information prepared by Buttress received by the City Council as local planning authority on 18th September 2023
 - RODSTA-HYDZZ00-RP-A-01006 Response to Stage 1 and Stage 2 Road Safety Audit received by the City Council, as Local Planning Authority, on the 14 September 2023
 - Design and Access Statement addendum - Townhouse Window Update - PL3
 - The signage strategy received by the City Council, as Local Planning Authority, on the 19 June 2025
- The Landscape Management Plan referenced RODSTA-LYR-XX-XX-RP-L-003-00 received by the City Council, as Local Planning Authority, on the 11 April 2025
- RODSTA-AME-XX-ZZ-CA-E-63003 C01 - External Lighting Calculations, RODSTA-AME-ZZ-ZZ-DR-E-61010 C14 - External Ducting Layout, RODSTA-AME-ZZ-ZZ-DR-E-63010 C03 - External Lighting Layout and RODSTA-AME-ZZ-ZZ-TS-E-50005-C03 External Lighting details
 - The Letter from Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 19 June 2025
 - Remediation Verification Strategy (RSVP-VR-22434-25-4-REVA AUGUST 2025) received by the City Council, as Local Planning Authority, 29 August 2025
 - Local Labour Construction Proposal and Reporting Table received by the City Council, as Local Planning Authority, on the 7 July 2025.
 - Social value case studies (4x) received by the City Council, as Local Planning Authority, on the 7 July 2025.
 - Plant Noise Egress Verification Report, received by the City Council, as Local Planning Authority, on the 7 July 2025.
 - The Rodney Street Planning Statement Addendum dated August 2025 received by the City Council, as Local Planning Authority, on the 5 September 2025.
 - The letter from Avison Young dated 4 September 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy Policies SP1 (Spatial Principles), EC3 (The Regional Centre', Primary Economic Development Focus (City Centre and Fringe), CC1 (Primary Economic Development Focus (City Centre and Fringe), CC4 (Visitors - Tourism, Culture and Leisure), CC5 (Transport), CC6 (City Centre High Density Development), CC7 (Mixed Use Development), CC8 (Change and Renewal), CC9 (Design and Heritage), CC10 (A Place for Everyone), T1 (Sustainable Transport), T2 (Accessible Areas of Opportunity and Need), H1 (Overall Housing Provision), H2 (Strategic Housing Location), H4 (East Manchester), H8 (Affordable Housing), EN1 (Design Principles and Strategic Character Areas), EN3 (Heritage), EN4 (Reducing CO2 Emissions), EN5 (Strategic Areas for low and zero carbon decentralised energy infrastructure), EN6 (Target Framework for CO2 Reductions), EN9 (Green Infrastructure), EN14 (Flood Risk), EN15 (Biodiversity and Geological Conservation), EN16 (Air Quality), EN17 (Water Quality), EN18 (Contaminated Land), EN19 (Waste),

DM1 (Development Management) and DM2 (Aerodrome Safeguarding) and saved UDP policies DC7 (New Housing Development), DC18.1 (Conservation Areas), DC19.1 (Listed Buildings), DC20 (Archaeology) and DC26 (Development and Noise).

3) No 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 clearance 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 clearance works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

4) The development shall be carried out in accordance with the Construction Local Labour Proposal (dated 13 June 2022) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and the - Local Labour Construction Proposal and Reporting Table received by the City Council, as Local Planning Authority, on the 7 July 2025 and Social value case studies (4x) received by the City Council, as Local Planning Authority, on the 7 July 2025.

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

5) (a) The development shall have been implemented fully in accordance with the Flood Risk Assessment and Drainage Strategy (079056-CUR-00-XX-RP-D-92001, V02) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and the 079056 - Drainage Planning Details Rev V02 received by the City Council, as Local Planning Authority, 10 October 2023

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

6) The archaeological investigation works shall have been completed in accordance with the Archaeological Evaluation report received by the City Council, as Local Planning Authority, on the 4 June 2024.

Reason: To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995).

7) The decontamination of the site shall have been completed fully in accordance with the Remediation Verification Strategy (RSVP-VR-22434-25-4-REVA AUGUST 2025) received by the City Council, as Local Planning Authority, 29 August 2025

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

8) The development shall be carried out in accordance with the Construction Management Plan Rev 1 prepared by Wates dated 13 March 2023 received by the City Council as local planning authority on 25th July 2023 for the duration of the construction works.

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, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) The post development dilapidation correction works shall be completed in accordance with the Dilapidation Survey received by the City Council, as Local Planning Authority on 10 October 2023 within 3 months of the date of approval of this planning permission.

Reason - In the interest of minimising the impact on the condition of the carriageway pursuant to policy DM1 of the Manchester Core Strategy (2012).

10) The construction traffic access arrangements via Wadeford Close in the event Jersey Street Dilapidation Survey shall accord with the Jersey Street Closure Email received by the City Council, as Local Planning Authority on 10 October 2023. The approved details shall be implemented for the duration of the construction works.

Reason - In the interest of highway and pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

11) The approved materials have been implemented as part of the development.

- The brick for the development hereby approved shall be Wienerberger New Red Multi Gilt Stock.
- RODSTA-BUT-ZZ-XX-RP-A-01104 REV PL2 received by the City Council, as Local Planning Authority, on the 24 October 2022
- Email from Tom Maguire received on the 12 December 2023 including cill detail and drawing RODSTA-BUT-ZZ-XX-DD-A-21100 Rev P012

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.

12) The window reveals and soffits for the development shall have been carried out in accordance with drawings RODSTA-BUT-A-XX-DZ-A-01040-PL2, RODSTA-BUT-A-XX-DZ-A-01041-PL2, RODSTA-BUT-B-XX-DZ-A-01042-PL2, RODSTA-BUT-B-XX-DZ-A-01043-PL2 stamped as received by the City Council, as Local Planning Authority, on the 19 August 2022 (Apartments) and drawings RODSTA-BUT-T-XX-DZ-A-01044 - PL1 and RODSTA-BUT-T-XX-DZ-A-01045 - PL1 stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022

The extent of the window reveals and detailing will be as follows:

- Full brick reveal and full brick soffit.

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

13) The following approved boundary treatment shall be implemented as part of the development and be in place within 3 months of the date of this decision:

RODSTA-LYR-XX-ZZ-D-L-8001 Rev C05
RODSTA-LYR-XX-ZZ-D-L-6005 Rev C03
RODSTA-LYR-XX-ZZ-D-L-6006 Rev C03
RODSTA-LYR-XX-ZZ-D-L-6009 Rev C04
RODSTA-LYR-XX-ZZ-D-L-6010 Rev C01
RODSTA-LYR-XX-ZZ-D-L-6012 Rev C01

The above information was received on the 11 April 2025

RODSTA-LYR-XX-ZZ-DWG-L-5003

Received by the City Council, as Local Planning Authority, on the 14 September 2023

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

Reason - In the interest of visual amenity and security of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

14) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (RODSTA-MET-ZZ-XX-RP-Z-9951-P01) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and Email from Anne Hargreaves "Updated Carbon Emissions" stamped as received by the City Council, as Local Planning Authority, on the 18 August 2022.

The development shall achieve a minimum of 10.5% improvement over Part L 2013.

A post construction review certificate/statement shall be submitted for approval in writing by the City Council, as Local Planning Authority, within 3 months of the date of approval of this planning permission.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

15) Within 3 months of the date of approval of this planning permission, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

16) a) The approved scheme shall be implemented fully in accordance with the following documents prior to the first occupation of each building of the development. :

- RODSTA-LYR-XX-ZZ-D-L-0001 Rev C02
- RODSTA-LYR-XX-ZZ-D---L-2001 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-2003 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3001 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3002 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-3003 Rev C02
- RODSTA-LYR-XX-ZZ-D---L-3004 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3005 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3006 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3007 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3008 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3009 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3010 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3011 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3012 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3013 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3014 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3015 Rev C01
- RODSTA-LYR-XX-ZZ-D---L-3016 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6000 Rev C02
- RODSTA-LYR-XX-ZZ-D-L-6003 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6004 Rev C01
- RODSTA-LYR-XX-ZZ-D-L-6007 Rev C01
- RODSTA-LYR-XX-ZZ-DWG-L-1001 Rev C02

Received by the City Council, as Local Planning Authority, on the 14 September 2023

b) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

17) a) Notwithstanding the Acoustic Planning Report (22013-R01-C) stamped as received by the City Council, as Local Planning Authority on 20 June 2022, prior to the first occupation of a building of the development, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the Local Planning Authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and nighttime to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

- Bedrooms (nighttime - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq
- Gardens and terraces (daytime) 55 dB LAeq

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme

b) Within 3 months of the date of approval of this planning permission, 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, within 3 months of the date of approval of this planning permission.

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).

18) The externally mounted ancillary plant, equipment and servicing shall comply with the Plant Noise Egress Verification Report, received by the City Council, as Local Planning Authority, on the 7 July 2025 for the duration of the use of this equipment.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

19) The waste management arrangements for the development hereby approved shall be carried out in accordance with the Land to the west of Rodney Street, Wates

Construction, Waste Management Strategy RODSTA-BUT-ZZ-XX-RP-A-01102, Rev - PL2, S2 For information prepared by Buttress received by the City Council as local planning authority on 18th September 2023.

The details shall have been implemented prior to the first occupation of each building 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.

20) The approved building lighting scheme as detailed within the following documents shall have been implemented in full prior to the first occupation of each building of the development and shall remain in operation for so long as the development is occupied:

RODSTA-AME-XX-ZZ-CA-E-63003 Rev C01
RODSTA-AME-ZZ-ZZ-DR-E-61010 Rev C14
RODSTA-AME-ZZ-ZZ-DR-E-63010 Rev C03
RODSTA-AME-ZZ-ZZ-TS-E-50005 Rev C03

Received by the City Council as local planning authority on the 11 April 2025

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

21) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

22) a) The development hereby approved shall be carried out in accordance with the Crime Impact Statement (2022/0141/CIS/01, Version B) prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022 and in compliance with the Letter from Design for Security at Greater Manchester Police received by the City Council, as Local Planning Authority, on the 19 June 2025

b) The development shall only be carried out in accordance with these approved details.

c) Written confirmation of a Secured by Design accreditation shall be submitted to and approved in writing by the City Council as local planning authority within 3 months of the date of approval of this planning permission.

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.

23) Within 3 months of the date of approval of this planning permission, the siting, scale and appearance of the refuse stores for each townhouse shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The cycle storage arrangements for the townhouses and apartment buildings A and B shall be carried out in accordance with the drawings referenced:

RODSTA-BUT-A-00-DP-A-01005 Rev P04
RODSTA-BUT-B-00-DP-A 01014 -2 Rev P06

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

RODSTA-BUT-ZZ-00-DP-A-90001Rev C01
RODSTA-BUT-XX-XX-VS-A-01082 -Rev PL1

Received by the City Council, as Local Planning Authority, on the 11 April 2025

The approved details shall be implemented prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycle parking provision at the development in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

24) Within 3 months of the date of this planning permission, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- Footway improvement and reinstatement works around the perimeter of the application site. These footway improvements/reinstatement works shall include details of materials (including the use of high-quality material including natural stone where appropriate and in line with the Poland Street Zone Public Realm Strategy (2022). This relates to the footways along Jersey Street, Rodney Street and Butler Street.
- Stopping up of Wadeford Close including creation of No Waiting at Any Time Restrictions and creation of a loading bay.
- Alterations to the highway to form access from Butler Street including provision of appropriate tactile paving and dropped kerbs.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

25) The scheme of Traffic Regulation Order(s) (TROs) for the streets surrounding the development in Ancoats and Miles Platting as detailed within the following documents shall be implemented within 3 months of the date of this planning permission:

18321-HYD-XX-XX-DR-D-0100_S278 Rev P5
18321-HYD-XX-XX-DR-D-0101_S278 Rev P1
18321-HYD-XX-XX-DR-D-0110_S278 Rev P1
18321-HYD-XX-XX-DR-D-0111_S278 Rev P1
18321-HYD-XX-XX-DR-D-0150_S278 Rev P1
18321-HYD-XX-XX-DR-D-0200_S278 Rev P5
18321-HYD-XX-XX-DR-D-0700_S278 Rev P5
18321-HYD-XX-XX-DR-D-1100_S278 Rev P6
18321-HYD-XX-XX-DR-D-1200_S278 Rev P04

Received by the City Council as local planning authority on the 11 April 2025

Reason - To ensure an appropriate and comprehensive review of existing Traffic Regulation Orders (TROs) is undertaken in Ancoats Phase 3 and the adjacent Miles Platting neighbourhood taking account of new development in the area and appropriate amendments and introduction of new TROs is progressed in line with a strategy pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

26) Any approved road safety mitigation works including as detailed within PC5358-RHD-ZZ-XX-RP-SA-0007-Rodney Street, Manchester RSA 2_Final July 2024 received by the City Council, as Local Planning Authority, on the 11 April 2025 shall be implemented within 3 months of the date of this planning permission and thereafter retained and maintained for as long as the building is in use.

Reason - In the order to devise an appropriate servicing strategy for building B in the interest of highway and pedestrian safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

27) 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) the buildings hereby approved shall only be used as residential accommodation (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.

28) 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.

29) The approved enhancements including bird and bat boxes detailed within the biodiversity enhancement measures plan received by the City Council, as Local Planning Authority, on the 4 June 2024 shall be implemented and be in place within 3 months of the date of this planning permission and shall thereafter be retained and maintained in situ.

Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

30) Within 3 months of the date of this planning permission, the 7 kw fast charging electric car charging points detailed within the EV charging details received by the City Council, as Local Planning Authority, on the 4 June 2024 and the email received from Avison Young dated 4 July 2024 shall be implemented and be in place prior to the first occupation of each building of the development and thereafter retained and maintained in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

31) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no garages, extensions, porches, roof alterations, outbuildings or upwards extensions at the townhouses shall be erected other than those expressly authorised by this permission.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

32) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no windows shall be inserted into the elevations of the townhouses hereby approved other than those shown on the approved drawings outlined in condition 2.

Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

33) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development in the form of upward extensions to the apartment

buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

34) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

35) In this condition "retained tree" means an existing tree, shrub or hedge which is shown as retained within the Arboricultural Impact Assessment (Version 4) stamped as received by the City Council, as Local Planning Authority on the 20 June 2022; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the buildings for their permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

36) The development hereby approved shall be carried out in accordance with the Framework Travel Plan (RODSTA-HYD-ZZ-00-RP-A-05001-P2) stamped as received by the City Council, as Local Planning Authority, on the 20 June 2022.

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).

37) The proposed air source heat pumps shall only be located internally within the buildings hereby approved and shall not be located in any of the external areas within the site or externally on any of the buildings.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual and residential amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

38) The development hereby approved shall include for full disabled access to be provided to the resident's courtyard and communal walkways and via the main entrances of the apartment blocks and to the floors above.

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

39) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

40) The approved signage strategy received by the City Council, as Local Planning Authority, on the 19 June 2025 shall be implemented for the development and used to inform any future advertisement consent applications for the buildings.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

41) The Landscape Management Plan referenced RODSTA-LYR-XX-XX-RP-L-003-00 received by the City Council, as Local Planning Authority, on the 11 April 2025 shall be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

42) The location of and markings for accessible parking spaces for the two apartment buildings hereby approved shall accord fully and only with the Disabled Parking Layout RODSTA-LYR-XX-ZZ-D---L-1004 Rev P05 and the Residential Block B Ground Floor

Plan RODSTA-BUT-B-00-DP-A-1014 Rev P04 both received by the City Council as local planning authority on 4 January 2023. These approved details shall have been implemented as part of the development and be in place as relevant prior to the first occupation of each of the two apartment buildings within the development. The spaces shall thereafter be retained and maintained in situ.

Reason - To ensure sufficient accessible parking is provided as part of the development pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

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.

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 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.