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

Mr. Basem Abdulrazak
Bafa Services Ltd
122 Urmston Lane
Manchester
M32 9BQ

Agent (if used)

Mr Philip Bakes
P N Bakes Architectural Consultancy
23 Market Street
Thornton
Bradford
BD13 3HW

Part 1 – Particulars of the application/development

Proposal: Erection of Storage Building and relocation of cycle store

Location: 22 Portway, Manchester, M22 1UB

Date of application: 5 August 2025

Application number: 143643/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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. There were minor changes required to meet the requirements for approval and the officer and applicant worked together to find an amicable solution.

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:

a. Application Form 05 Aug 2025 APPLICATION FORM
b. Drawing - Location Plan 05 Aug 2025 THE LOCATION PLAN
c. Drawing - Site Plan 22 Sep 2025 B/20/1267/01T PROPOSED SITE PLAN

d. Drawing - Proposed 05 Aug 2025 B/20/1267/31B STORAGE BUILDING PLAN AND ELEVATIONS
e. Drawing - Proposed 22 Sep 2025 B/20/1267/32 CYCLE STORE PLANS AND ELEVATIONS
f. Design & Access Statement 05 Aug 2025 DESIGN AND ACCESS STATEMENT
g. Supporting Information 22 Sep 2025 SECURE CYCLE STORE CANAL CURVE SHELTER SPECIFICATION.

Reason - To ensure that the development is carried out in accordance with the approved plans,

3) Specified materials
The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing buildings.
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) Prior to the commencement of the development hereby approved, a surface water drainage layout for the development site shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:
(a) Evidence of drainage hierarchy adherence.
(b) Finalised surface water drainage layout including all components, levels and connectivity.
(c) Evidence of connection approval in principle.
(d) Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.
(e) Where an application is part of a larger site which already has planning permission it is essential that the new proposal does not compromise the drainage scheme already approved.
(f) The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system and to ensure that the hereby approved development is aligned with the Surface Water Drainage Strategy approved under CDN/23/0262 and reflects updated Environment Agency guidance (See informative), pursuant to policy EN14 & EN17 of the Core Strategy.

5) No above ground works shall commence until details of the measures to be incorporated into the development to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime and to ensure that the hereby approved development is aligned with the Secure by design details approved under CDN/23/0262 to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

6) The store hereby approved is to only be used as incidental store in conjunction with properties at the site. For the avoidance of doubt this is not for residential use.

Reason - To ensure that the development has minimal impact on the amenity of the area pursuant to policies DM 1, SP 1 and EN 1 of the Core Strategy and JP-P1 & of Places for Everyone.

7) The storage building hereby approved should not be used outside of the following hours:

a. Mon - Fri: 0800- 1800
b. Saturday: 0800 - 1200

Reason - In the interests of local residential amenity, particularly around noise impacts of comings and goings outside of working hours, pursuant to policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

Since planning permission was granted for the wider site development (128682/FO/2020 & 136331/JO/2023), updated Environment Agency national flood risk mapping indicates that an area within the north of the site boundary is considered to be at high risk of surface water flooding. The applicant should consider making buildings suitably flood resistant and resilient, such as through flood resistance/resilience measures or raised finished floor levels.

Date: 5 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.