**Planning**

Jack Naven
Telephone: 0161 219 2095
jack.naven@manchester.gov.uk

P O Box 532 Town Hall
Manchester M60 2LA

Dr Kanadi Jagafa
Mason and Marlowe Ltd
Colony
5 Piccadilly Place
Manchester
M1 3BR

Date: 4 November 2025

Dear Sir/Madam,

**Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3 Class G**
**Application No:** 143931/P3GPA/2025
**Prior approval for conversion of first and second floors from Offices (Class E) to 2 no apartments (Class C3) at 171 Great Ducie Street, Manchester, M3 1FF**

I write with reference to the above application and advise you that prior approval is **refused** for the following reason(s):

The application site is located in a well-established employment area known as Strangeways which is characterised by long standing businesses. The operations of these existing businesses could have a significant adverse effect on a residential use in their vicinity as a result of noise and disturbance (particularly from 24 hours servicing and other operations). The emerging regeneration context for the area also supports employment led developments. It is not considered that the residential use is compatible with supporting the employment objectives for the area and it would therefore be unreasonable to locate a sensitive residential use which would be vulnerable to such noise in line with the Agent of Change Principles. The impacts of noise from commercial premises on the intended occupiers of the development would be unduly harmful and not satisfy the provisions of Schedule 2 Part 3 Class G (iii) of the Town and Country Planning (General Permitted Development) Order 2015, policies SP1, EC1, EC4, CC1 and DM1 of the Manchester Core Strategy (2012), saved policy DC26 Unitary Development Plan for the City of Manchester (1995), the NPPF, and the provisions of Great Ducie Street Strategic Regeneration Framework, Strangeways and Cambridge Strategic Regeneration Framework.

On the basis of the information submitted within the application, the City Council is not satisfied that the proposal would result in acceptable living standards for the proposed occupants of either flat proposed due to the inadequate provision of natural light to habitable rooms, which would be unduly harmful to the health and amenity of any residential occupiers of the flat. Furthermore, due to inaccuracies and inconsistencies in the submitted drawings, the provision of adequate natural light into all habitable rooms forming part of the development has not been adequately demonstrated. The proposal is therefore not considered to be satisfactory in accordance with Schedule 2 Part 3 Class G (iv) of the Town and Country Planning (General Permitted Development) Order 2015, and is contrary to policy JP-P1 of Places for Everyone (2024), policies SP1 and DM1 of the

Manchester Core Strategy (2012), saved policy DC5 Unitary Development Plan for the City of Manchester (1995), the Manchester Residential Quality Guidance, and the NPPF. Should you wish to discuss this matter any further please contact Jack Naven.

Yours faithfully,

Julie Roscoe
Director of Planning, Building Control & Licensing

## Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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/planning-inspectorate. 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.