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

J Metcalfe
Newco (Barclay House Manchester) Limited
Suite S57
Cheadle Place
Stockport Road
Cheadle
SK8 2JX

Agent (if used)

Mr DK Seddon
Howard & Seddon ARIBA
64 Washway Road
Sale
M33 7RE

Part 1 – Particulars of the application/development

Proposal: Conversion of under croft car park to form 3no. apartments with associated external alterations, installation of windows and louvres to lower ground level and erection of substation.

Location: Barclay House, 35 Whitworth Street West, Manchester, M1 5NG

Date of application: 27 February 2026

Application number: 145018/FO/2026

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:

- Proposed Substation Drawing: 12982-2060 Rev P5
- Material Schedule: 12,982/MS/RevB

Received by the Local Planning Authority on 22 April 2026

- Proposed Elevations: 12982-14-Rev D

Received by the Local Planning Authority on 21 April 2026

- Louvre Window Detail: 12,982-7006-P1

Received by the Local Planning Authority on 15 April 2026

- Basement Window Schedule: 12,982-7004-P4

Received by the Local Planning Authority on 13 April 2026

- Lower Ground Floor Window Schedule: 12,982-7003-P2
- Site Plan Access and Set Up: 12,982-M27A

Received by the Local Planning Authority on 10 April 2026

- Proposed Façade Section A-A: 12982-15-Rev A
- Proposed Façade Section B-B: 12982-16-Rev A
- Proposed Façade Section C-C: 12982-17-Rev A
- Proposed Façade Section E-E: 12982-19 Rev A

All received by the Local Planning Authority on 26 February 2026

- Proposed Site Plan: 12982-10-Rev B

Received by the Local Planning Authority on 24 February 2026

- Proposed Basement Floor Plan: 12982-02 Rev A
- Proposed Basement Upper Floor Plan: 12982-03 Rev A
- Proposed Basement Low Level Plan: 12982-11 Rev A
- Proposed Basement Plan Upper Level: 12982-12 Rev A
- Proposed Ground Floor Plan: 12982-13 Rev A
- Design and Access Statement: 12982, Jan 2026 Revision A

All received by the Local Planning Authority on 22 January 2026

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 and the National Planning Policy Framework.

3) Notwithstanding the Noise Impact Assessment: R2463-REP02-PC, prepared by red acoustics and received by the Local Planning Authority on 27 February 2026:

a) Prior to the first occupation of the three duplex apartments hereby approved a scheme for acoustically insulating and mechanically ventilating the residential dwellings at shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the MVHR system (plan, intake/extract points, silencers, operational noise levels) and details of the performance of the glazing.

The potential for overheating shall also be assessed, and the noise insulation scheme shall take this into account. The approved noise insulation scheme shall be completed before the occupation of the residential dwellinghouses hereby approved.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 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

Additionally, where entertainment noise is a factor in the noise climate the sound insulation scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first use/occupation of the development, 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.

Reason - To secure a reduction in noise from traffic and other 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).

4) a)The substation hereby approved shall be carried out in accordance with the Noise Impact Assessment: R2463-REP02-PC, prepared by red acoustics and received by the Local Planning Authority on 27 February 2026. This demonstrates that the plant with proposed attenuation measures will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

b) Prior to the first use of the substation a verification report, which will include post completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c)In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use of the generator.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

5) Prior to the installation of the bespoke decorative louvre screens as shown on the Louvre Window Detail drawing 12,982-7006-P1 (Received 15 April 2026), a full-size sample shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the full-size sample should not be in situ.

The approved details shall then be implemented in full as part of the development.

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.

6) Prior to the installation of the fire escape and entrance doors to the Whitworth Street elevation as shown on drawing no.12982-14-Rev C, a product specification shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

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.

7) Prior to the installation of the windows hereby approved, a product specification of the powder coated aluminium windows (RAL 7016), shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

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.

8) Prior to the first occupation of the development, the window panels as shown on drawing 12982-14-Rev D (Proposed Elevations) and 12982-7003-P2 (Lower Ground Floor Window Schedule) of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In the interests of occupier privacy and amenity in accordance with policies SP1 and DM1 of the Core Strategy.

9) Prior to the brick infill to the opening on the rear elevation as shown on drawing no.12982-14-Rev D, a brick sample and mortar specification shall be submitted to and approved in writing by the Local Planning Authority.

The approved details shall then be implemented as part of the development.

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.

10) The materials used to the external surfaces of the substation hereby approved shall be those as specified on drawing No.12982-2060-P5 as received by the Local Planning Authority on 22 April 2026.

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.

11) Prior to the installation of the security railings to the ground floor rear elevation as shown on drawing 12982-14-Rev D as received by the Local Planning Authority on 21 April 2026, final design details including scaled elevations, sections and details of any finishes shall be submitted to and approved in writing by the Local Planning Authority.

The approved details/railings shall then be implemented as part of the development prior to the first occupation of the apartments hereby approved.

Reason - To reduce crime, in the interests of security and 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 materials used in the external surfaces of the development hereby approved (unless specified by other planning conditions) shall be those as specified on drawing nos.12982-16-RevA (Proposed Façade Section B-B), 12982-17-RevA (Proposed Façade Section C-C) and the materials schedule: 12,982/MS/RevA.

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.

13) The external surface of the car park hereby approved as shown the approved Site Plan: 12982-10-RevB as received by the Local Planning Authority on 24 February 2026 shall be block paving (Marshals 60mm Charcoal) and shall be maintained and retained in situ for the lifetime of the development.

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.

14) The details of the approved Waste Management and Servicing Strategy outlined within the Design and Access Statement: 12,982, Jan 2026 Revision A as received by the Local Planning Authority on 22 January 2026 shall be implemented as part of the development and be in place prior to the first occupation of the development and shall remain in situ whilst the use or development is in operation.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy.

15) 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) no part of the development shall be used for any purpose other than the purpose(s) of 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.

16) The residential apartments 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 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.

17) Level access shall be provided into the building in accordance with the Design and Access Statement: 12982-Jan-2026-RevA. In the event that the apartments are required to be altered to M (4) 2 standard, this shall be carried out prior to the first occupation of the apartment(s) hereby approved.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1 and Places for Everyone Plan Policy JP-H3.

18) The construction phase of the development shall be completed in accordance with the submitted Construction Method Statement, prepared by PLP Constructions, as received by the City Council as Local Planning Authority on 10 April 2026.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (July 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: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

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.

1. The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary access points (Section 50) with MCC's Highways Licensing Team via Email to: highwaylicences@manchester.gov.uk.

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

For the avoidance of doubt, this planning permission does not relate to the use of the basement area. It was a former snooker hall, and the Council have advised the applicant to submit a Lawful Development Certificate to establish the lawful use.

Date: 23 April 2026

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.

Mining Remediation Authority

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