

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

Ask Real Estate MBP Ltd
C/o Agent

Agent (if used)

Lottie Hales
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Erection of 9no. logistics units (Use Classes B2 (General Industry) and B8 (Storage and Distribution)), along with car parking, cycle parking, landscaping, servicing and access arrangements and other associated works.

Location: Manchester Business Park, Aviator Way, Manchester, M22 5TG

Date of application: 12 December 2025

Application number: 144691/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

The application has been determined in a positive and proactive manner, in this instance issues that have arisen have been discussed with the applicant and this has resulted in the submission of further information and clarification. A positive decision has been recommended alongside appropriately worded conditions.

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:

Location Plan Ref: 13502-AEW-SI-XX-DR-A-05000-S2-P03
Proposed Site Plan (Ref: 13502-AEW-SI-XX-DR-A-05010-S2-P03)
Proposed External Works Plan (Ref. 13502-AEW-SI-XX-DR-A-05011-S2-P03)
Proposed Boundary Treatment Plan (Ref. 13502-AEW-SI-XX-DR-A-05012-S2-P03)
Proposed Refuse Store Plan (Ref. 13502-AEW-SI-XX-DR-A-05014-S2-P02)

Unit 1 Drawings:

Proposed GA Roof Plan (Ref. 13502-AEW-B1-RF-DR-A-05122-S2-P03)
Proposed Overall GA Plans (Ref. 13502-AEW-B1-ZZ-DR-A-05120-S2-P02)
Proposed Typical GA Office Plan (Ref. 13502-AEW-B1-ZZ-DR-A-05121-S2-P02)
Proposed GA Elevations (Ref. 13502-AEW-B1-ZZ-DR-A-05130-S2-P03)
Proposed GA Sections (Ref. 13502-AEW-B1-ZZ-DR-A-05150-S2-P01)

Unit 2 Drawings:

Proposed Overall GA Plans (Ref. 13502-AEW-B2-ZZ-DR-A-05220-S2-P02)
Proposed Typical GA Office Plans (Ref. 13502-AEW-B2-ZZ-DR-A-05221-S2-P02)
Proposed GA Roof Plan (Ref. 13502-AEW-B2-ZZ-DR-A-05222-S2-P02)
Proposed GA Elevations (Ref. 13502-AEW-B2-ZZ-DR-A-05230-S2-P03)
Proposed GA Sections (Ref. 13502-AEW-B2-ZZ-DR-A-05250-S2-P01)

Unit 3 Drawings:

Proposed Overall GA Plans (Ref. 13502-AEW-B3-ZZ-DR-A-05320-S2-P02)
Proposed Typical GA Office Plans (Ref. 13502-AEW-B3-ZZ-DR-A-05321-S2-P02)
Proposed GA Elevations (Ref. 13502-AEW-B3-ZZ-DR-A-05330-S2-P03)
Proposed GA Sections (Ref. 13502-AEW-B3-ZZ-DR-A-05350-S2-P01)
Proposed GA Roof Plan (Ref. 13502-AEW-B3-RF-DR-A-05322-S2-P02)

Unit 4 Drawings:

Proposed GA Roof Plan (Ref. 13502-AEW-B4-RF-DR-A-05422-S2-P02)
Proposed GA Floor Plan (Ref. 13502-AEW-B4-ZZ-DR-A-05420-S2-P02)
Proposed Typical GA Office Plan 13502-AEW-B4-ZZ-DR-A-05421-S2-P02)
Proposed GA Elevations (Ref. 13502-AEW-B4-ZZ-DR-A-05430-S2-P04)
Proposed GA Sections (Ref. 13502-AEW-B4-ZZ-DR-A-05450-S2-P01)

Landscape Strategy and drawings:

Landscape General Arrangement reference 468-LST-XX-XX-DR-L-0101 P15
Tree Plan 468-LST-XX-XX-DR-L-0302 Revision P02
Softwork Plan reference 468-LST-XX-XX-DR-L-0301 Revision P02
Landscape Material Schedule reference 468-LST-XX-XX-RP-L-0003

MBP-REN-00-XX-DR-C-01100 P04 Below Ground Drainage General Arrangement

Documents:

Design and Access Statement (including landscaping) Rev P04 prepared by AEW Architects;
Accommodation Schedule (Drawing 06005 Rev P01) prepared by AEW Architects;
Acoustic Assessment prepared by Waterman Infrastructure & Environment Ltd
Air Quality Assessment prepared by Redmore Environmental
Arboricultural Impact Assessment prepared by Bowland Tree Consultancy dated November 2025
Archaeological Assessment prepared by Lanpro
Construction Management Plan prepared by Ask Real Estate Ltd
Crime Impact Statement prepared by Graphite Security

Daylight Sunlight Report prepared by Proximity
 Drainage Strategy prepared by Renaissance
 Ecology Assessment and Biodiversity Net Gain Metric prepared by Land Studio
 Energy and Carbon Proforma prepared by Hannan Associates
 Environmental Standards Statement and Energy Statement prepared by Hannan Associates
 External Lighting Statement Dated: 02/12/2025 Ref:13502-HAN-RP-E-00001 prepared by Hannan Associates
 Flood Risk Assessment prepared by Renaissance
 Framework Delivery and Servicing Management Strategy prepared by Waterman Infrastructure & Environment Ltd
 Framework Travel Plan prepared by Waterman Infrastructure & Environment Ltd
 Glint and Glare for Aviation Report reference GIA No: 23458 dated 01 April 2026 and associated addendum document
 Green and Blue Infrastructure Statement prepared by Deloitte
 Ground Conditions Phase 1 Desktop Study prepared by Brownfield Solutions
 Local Labour Agreement prepared by Ask Real Estate Ltd
 Planning Statement prepared by Deloitte
 Stage 1 Road Safety Audit Rev 2 reference SA5345 March 2026
 Statement of Community Involvement prepared by Deloitte
 Transport Statement prepared by Waterman Infrastructure & Environment Ltd
 Tree Impact Report prepared by Bowland Tree Consultancy
 UXO Pre-desktop Report prepared by Zetica
 Ventilation and Extraction Statement prepared by Hannan Associates:
 Visual Impact Assessment prepared by Land Studio
 Wind Shear Technical Note reference GIA No: 23458 dated 02/2026

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.

- 3) Prior to the commencement of development on site (including site clearance and earthworks) a Construction Environmental Management Plan shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed plan which shall include:
- A Bird Hazard Management Plan for the construction phase;
 - Method statement setting out the measures to be taken during site clearance and construction works to avoid harm to wildlife and adjacent habitats including measures to avoid disturbance to badgers and badger setts;
 - Measures to control noise and vibration;
 - Dust and smoke suppression measures including: details of the sheeting of construction vehicles, wheel wash facilities and schedule for maintenance of drains and gulleys;
 - Details of the area(s) subject to construction activity and the storage of materials, equipment, welfare facilities, waste storage and loading/unloading areas;
 - Details of cranes and other tall construction equipment (including the details of obstacle lighting, arrangements for delivery, assembly and removal);
 - Details of temporary lighting;
 - Height of storage areas for materials or equipment;
 - Control and disposal of putrescible waste to prevent attraction of birds;
 - Gas purging / venting;
 - Drone usage;
 - Control of Foreign Object Debris including airborne FOD;
 - A community consultation plan;
 - Confirmation of display of an emergency contact number;

- The duration/phasing of construction works and associated vehicle trips;
- Routing of construction traffic and associated swept-path assessment including traffic management measures for vehicles, pedestrians and cyclists;
- Details of the location and arrangements for contractor parking;
- The identification of the vehicular access points into the site;
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Reason - In the interests of highway and pedestrian safety, safe operation of the Manchester Airport and to avoid harm to wildlife and adjacent habitats pursuant to policy DM1, DM2, EN9 and EN15 of the Core Strategy.

4) No works to trees or shrubs (including clearance work) shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided to the City Council as local planning authority that no active bird nests are present.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended in order to comply with policy EN15 of the Core Strategy.

5) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars set out within condition 2 of this decision notice ; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the 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.

6) All tree work required to facilitate the development 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.

7) a) Prior to commencement of the development hereby approved, a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) shall be submitted to and approved in writing by the Local Planning Authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

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 development conforms with the approved Site Investigation Report and/or Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation 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 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) a) Prior to the commencement of the development hereby approved, details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction phase of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development.

In this condition a Local Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

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

9) Notwithstanding, the approved Glint and Glare for Aviation Report prepared by GIA dated 1 April and approved Glint and Glare for Aviation Addendum prepared by GIA dated 1 April, prior to above ground works commencing, a glint and glare verification assessment in relation to external façade material details(excluding PVs), including

detailing finishes and reflectivity characteristics, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Where such a verification assessment identifies potential impacts on aviation safety, appropriate mitigation measures shall be detailed and submitted to and approved in writing by the City Council as Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details."

Reason - In the interests of aviation safety due to the proximity of the site to Manchester Airport pursuant to policy DM2 of the Core Strategy.

10) No building or structure of the development shall exceed 15m above ground level.

Reason- In the interests of aviation safety any development exceeding this height would penetrate the protected surfaces surrounding Manchester Airport and thereby endanger aircraft movements and the safe operation of the aerodrome pursuant to policy DM2 of the Core Strategy.

11) Notwithstanding the provision of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order), all exterior lighting shall be capped at the horizontal with no upward light spill.

Reason - In the interests of flight safety and to prevent distraction and confusion to pilots using Manchester Airport pursuant to policy DM2 of the Core Strategy.

12) No above ground construction works shall take place until details and samples of the materials to be used in the construction of the external surfaces of the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. 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.

13) Notwithstanding the details submitted with the application, no above ground works shall take place until details of the siting, scale, appearance and material for the proposed boundary treatments (including acoustic fencing) has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be in place prior to the first occupation of the development.

The approved boundary treatment shall be retained and maintained in situ thereafter whilst the development is in use.

Reason - In the interests of security, residential amenity 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved Unitary Development Plan policy DC26.

14) a) Notwithstanding the details submitted with the application, no above ground works shall take place until details of a hard and soft landscaping scheme based upon the principles of the drawings listed in condition 2 of this decision have been submitted

to and approved in writing by the Local Planning Authority. The details shall include the formation of any banks, terraces or other earthworks, bat boxes, hard surfaced areas and materials, planting plans, specifications and schedules (including planting size, species and numbers/densities), existing plants / trees to be retained, a long term management and maintenance plan for the trees and landscaping located between the approved buildings and the northern boundary of the site, and a scheme for the timing/phasing of implementation works.

(b) The landscaping works shall be carried out in accordance with the approved scheme for timing / phasing of implementation or within the next planting season following final occupation of the development hereby permitted, whichever is the sooner with the maintenance and management being undertaken in accordance with the approved details whilst the development is operational.

(c) Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased after planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location in the vicinity of Manchester Airport and the nature of the proposed development and in the interests of residential and visual amenity and to enhance the biodiversity of the site in accordance with policies SP1, EN9, EN15, DM1 and DM2 of the Core Strategy and the National Planning Policy Framework.

15) Prior to the first use/occupation of the development hereby approved or any individual unit within the development, a detailed scheme showing the design, location and size of a facility to store refuse and waste materials for the development or unit shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use/occupation of the development in accordance with the submitted details and retained thereafter.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

16) Prior to the commencement of above ground works, full details of the cycle parking provision for the development shall be submitted to and approved in writing. The approved details shall be installed prior to the first occupation of the development and be retained thereafter for those working and visiting the development.

Reason - To ensure that there is adequate cycle parking for the development in order to comply with policies T1, T2 and DM1 of the Core strategy and policy JP-C6 of the Places for Everyone joint development plan document.

17) Prior to the first use of the car parking spaces hereby approved, a scheme for electric vehicle charging points together with details of infrastructure to allow further future electric vehicle charging conversion shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development hereby approved and be retained thereafter for use by those working and visiting the development.

Reason - In the interest of air quality pursuant to policies SP1, DM1 and EN16 of the Manchester Core Strategy and policies JP-C8 and JP-S5 of the Places for Everyone Joint Development Plan.

18) Prior to the first use of the development or any individual unit within the development hereby approved, a detailed Travel Plan based upon the principles within the submitted Travel Plan Framework shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

(1) The measures proposed to be taken to reduce dependency on the private car;

(2) A commitment to surveying the travel patterns of those employed at the development during the first three months of the development and thereafter from time to time;

(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and

(4) Measures for the delivery of specified travel plan services; and 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 use development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. 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 to and from the development pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD and policies JP-S1, JP-S1, JP-P1 and JP-C1 of the Places for Everyone Joint Development Plan.

19) The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development shall be laid out and made fully available for use prior to the development or the associated unit being first brought into use and shall be retained thereafter for their intended purpose.

Reason - In the interest of highway safety and the free flow of traffic and in accordance with policy T1, T2 and DM1 of the Core Strategy and the National Planning Policy Framework.

20) Prior to the first occupation of the development hereby approved the Road Safety Audit stages 2 and 3 reports undertaken for the development shall be submitted to and approved in writing by the City Council as local planning authority. The details submitted shall also outline any measures recommended within each stage of audit and clearly identify any measures required that have been incorporated into the detailed design and implementation of the development. The development shall be carried out in accordance with the agreed details.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

21) Whilst occupied the development hereby approved shall operate in accordance with the agreed Delivery and Servicing Management Strategy as set out in condition 2 of this decision notice.

Reason - In the interests of pedestrian and highway safety pursuant to policy DM1 of the Core Strategy.

22) Prior to the first use of the development hereby approved, full details of the necessary off-site highway work together with a process and method for their implementation, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The details submitted shall include:

- The provision of CCTV cameras at the junctions of Outwood Lane/Ringway Road West and Ringway Road West/Enterprise
- Details of the extent and scope of the condition survey of Woodhouse Lane to be undertaken, together with a reporting mechanism of the results of the survey and identification of any required improvements.

Reason - In the interests of highway safety and residential amenity, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy and policies JP-C4 and JPC6 of the Places for Everyone Joint Development Plan.

23) Prior to the first occupation of the hereby approved development an external lighting scheme shall be designed in line with the principles of the External Lighting Statement prepared by Hannan Associate's dated 02/12/2025 (reference 13502-HAN-RP-E-00001) and installed in accordance with a scheme submitted to and approved in writing by the City Council as Local Planning Authority so as to control glare and lighting overspill.

b) Prior to the first use of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved external lighting scheme. The report shall also undertake post completion testing to confirm that acceptable criteria have been met.

c) In the event of any non-conformity with the approved external lighting scheme, then any further measures that are required to achieve the approved requirements 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 safeguard the amenities of the occupiers of nearby properties, to mitigate impacts on aviation safety, and to minimise impacts on protected species that may commute and forage in the area pursuant to Core Strategy policies DM1, DM2 and EN15 and policies JP-P1 and JP-G8 of the Places for Everyone joint development plan.

24) Prior to first use of any unit hereby approved whereby there is a requirement for the occupier to install equipment for the extraction of fumes, vapours and odours from the premises, a scheme detailing the equipment to be installed shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the use commences and shall remain operational thereafter.

Reason - In order to ensure the efficient dispersal of any fumes or odours from the premises in the interests of the amenity of neighbouring occupiers and to ensure that any ventilation flues/ducting can be accommodated without detriment to character and appearance of the host building and the surrounding area in accordance with policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

25) Prior to the first use of the development hereby approved a Bird Hazard Management Plan (BHMPs) for the site and any areas of off-site biodiversity net gain shall be submitted to and approved in writing by the City Council as local planning authority. The submitted plan should cover the operation of the site and should include:

- monitoring of any standing water within the site temporary or permanent
- maintenance of sustainable urban drainage schemes (SUDS)
- management of any flat/shallow pitched/green roofs on buildings within the site which may be attractive to nesting, roosting and "loafing" birds.
- reinstatement of grass areas.
- maintenance of planted and landscaped areas.
- which waste materials can be brought on to the site
- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste.
- signs deterring people from feeding birds.
- prevention of ingress to the underside of any solar PV array, either ground or roof-mounted.
- monitoring of and disturbance of any roof loafing / nesting activity
- Details of the person or organisation responsible for implementing and maintaining the BHMP whilst the development is in operation.

Reason - To minimise the sites attractiveness to birds such as gulls, corvids, starlings, pigeons and thrushes which could endanger the safe movement of aircraft and the operation of Manchester Airport pursuant to policy DM2 of the Core Strategy.

26) (a) Three months prior to the first occupation of the development, a Local Labour Proposal Framework that outlines the approach to local recruitment for the end users of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall then be implemented as part of the occupation of the development.

In this condition a Local Labour Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Labour Proposal
- iii) measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) Within 6 months of the first occupation of the development, a Local Labour Proposal which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any Local Labour Proposal approved by the City Council, as Local Planning Authority, shall be implemented in full at all times whilst the use is in operation.

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

27) Prior to the first use of the development or any individual unit within the development hereby approved a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the loading bay, service yard and loading dock area and the developments operation in accordance with the approved Acoustics Planning Assessment prepared by Waterman dated 2nd December 2025 as detailed within condition 2 of this decision notice. The scheme shall

be implemented in full before the use commences and shall remain in operation whilst the development is in use.

Reason - To safeguard the amenities of the occupiers of nearby residential properties pursuant to policies SP1 and DM1 of the Core Strategy.

28) a) The premises shall be operated and acoustically insulated and treated to limit the breakout of noise in accordance with the approved Acoustic Planning Assessment (APA) prepared by Waterman dated 2nd December 2025 as detailed within condition 2 of this decision notice. The scheme shall be implemented in full prior to the first use of the development.

b) Prior to the first use 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 scheme.

c) In the event of any non-conformity with the approved noise insulation scheme or that internal noise levels are in excess of those set out in paragraph 5.2.2 of the approved APA, 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 and in order to protect residents from noise disturbance pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

29) a) Prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the development or any individual unit within the development, 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 can commence.

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.

30) Prior to first occupation of the development hereby approved, written confirmation that the development has implemented the recommendations of the submitted Crime Impact Statement shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To reduce the risk of crime, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and policies JP-S1 and JP-P1 of the Places for Everyone Joint Development Plan.

31) a) The development hereby approved shall be implemented in accordance with the measures contained with the submitted Environmental Standards and Energy Statement (reference 13502-HAN-XX-XX-RP-MEP-00008 revision P04) dated 2nd December 2025, prepared by Hannan Associates.

b) Within 3 months of the completion of the construction of the approved development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures, including dated photographic documentary evidence of the implementation and completion of required works.

c) In the event of any non-conformity from the approved scheme, then this non-conformity shall be clearly set out along with measures required to ensure compliance with the agreed details. 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 can commence.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy and policies JP-S1, JP-P1 and JP-S2 of the Places for Everyone Joint Development Plan.

32) 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 units as identified on the approved drawings, shall be used only for purposes falling within Use Class B2 (General Industrial), and Use Class B8 (Storage and Distribution) with ancillary office space, and for no other purpose, including any other purpose in Class B or Class E 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).

Reason - To reflect the details and uses to those specified within the application submission, pursuant to policy DM1 of the Manchester Core Strategy, saved policy DC26 of the Unitary Development Plan for the City of Manchester, policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

33) No signage shall be installed at the development unless:

- a) consent has been granted for any signage requiring advertisement consent;
- b) in all other cases, details of the signage to be installed has been submitted to and approved in writing by the city council as local planning authority prior to its installation.

Reason - In the interests of visual amenity of the site and character of the area and to maintain the architectural integrity of the development as divulged within the application

documents and for aviation safety pursuant to policies DM1 and DM2 of the Core Strategy and saved Unitary Development Plan policy DC14.1.

34) Prior to the commencement of culvert diversion works, a final Culvert Diversion Masterplan shall be submitted to and approved in writing by the Local Planning Authority. The Masterplan shall be prepared in accordance with principles of drawing MBP-REN-00-XX-DR-C-01100 and shall be supported by the following information:

- Evidence of prior land drainage consent from Manchester City Council as Lead Local Flood Authority for the proposed culverted ordinary watercourse diversion.
- Details of all surveys undertaken of the culverted ordinary watercourse.
- A finalised detailed design layout of the proposed culvert strategy showing all components, sizes, levels, access chambers, and connectivity, including finalised easement details.
- Finalised detailed design drawings of foundation sections, showing all components, levels, easements, and zones of influence.
- Where minimum easements cannot be met, evidence is required from the structural engineer that the building foundations are appropriately designed to protect the culvert and building.

The development shall thereafter be carried out in full accordance with the approved final Culvert Diversion Masterplan.

Reason: To ensure safe development through appropriate consideration of culverted watercourse assets pursuant to Core Strategy policy EN14.

35) Prior to the commencement of the development hereby approved, a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to national policies within the NPPF and NPPG and Core Strategy policies EN8 and EN14.

36) Prior to the first occupation/use of the development hereby approved details of the implementation, maintenance and management of the surface water drainage scheme, as approved under Condition 35 of this decision notice shall be submitted for approval in writing by the City Council, as Local Planning Authority. Those details shall include:

- A detailed verification report including photographic evidence of constructed flow control(s) and its installation at the development together with the SuDS components installed as per design drawings approved as part of Condition 35.
- Provide As Built construction drawings OR confirm that they align with the original 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 scheme shall be implemented and thereafter managed and maintained in accordance with the approved details.

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.

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>

INFORMATIVE 1 (Requirements for the design of the Surface Water Scheme and details required to discharge condition 35)

In order to discharge condition 35 of this decision notice in respect of a surface water drainage scheme for the site. Any submitted scheme provided to discharge this condition shall include the following:

- Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.
- Where surface water is connected to the ordinary watercourse, agreement in principle from Manchester City Council as Lead Local Flood Authority is required. Please note that all new connections to the watercourses shall comply with reduction of flows to Greenfield runoff rates. An email of acceptance of proposed flows and/or new connection will suffice.
- Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.
- A finalised drainage layout showing all components, outfalls, levels and connectivity.
- An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.
- Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1

in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

- Construction details of flow control and SuDS elements.
- A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

INFORMATIVE 2 (Culvert)

Records held by Manchester City Council highlight that an underground culvert is located within the site, while records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, the Council would request that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_land

INFORMATIVE 3 - Construction Hours

Construction works shall be undertaken in accordance with the following working hours unless a deviation from these hours has been agreed in writing by the City Council:

- Monday - Friday: 7.30am - 6pm
- Saturday: 8.30am - 2pm
- Sunday / Bank holidays: No work

INFORMATIVE 4 (Statutory Biodiversity Net Gain requirement)

Biodiversity Net Gain - The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than the day after planning permission has been granted. The use of the Biodiversity Gain Plan template is strongly encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- the pre-development biodiversity value of the onsite habitat;
- the post-development biodiversity value of the onsite habitat;
- any registered off-site biodiversity gain allocated to the development and the biodiversity; and
- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- a description of the development and planning permission reference number (to which the plan relates);
- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-development biodiversity value;
- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction of North;
- a description of any irreplaceable habitat on the land to which the plan relates which exist on the relevant date, and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- if habitat degradation has taken place:
a statement to this effect,
the date immediately before the degradation activity,
the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many of these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 which covers fees for the written confirmation of compliance with a condition or conditions attached to a grant of planning permission.

INFORMATIVE 5 - (Waste Management Strategy)

In order to discharge the waste management strategy condition from this decision the following will be required to be submitted:

The proforma/ Waste Management Strategy must include the following information:

- Estimated volumes and types of waste produced by the development;
- Details of internal and external stores for both waste and recycling, including any plans and designs;
- Location of the proposed collection point and details of the route the collection vehicle will take;
- Details of how waste will be transferred between stores and to the collection location; and
- Details of number and capacity of bins proposed and collection frequency.

Other details as per 'Waste Proforma v1.0' - refer to guidance at:
http://www.manchester.gov.uk/downloads/download/6048/waste_management_strategy

INFORMATIVE 6 (Aerodrome Safeguarding requirement Tall Equipment)

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Cranenotification>

INFORMATIVE 7 (Air Navigation Order)

Given the location of this site relative to Manchester airport, the applicant should be aware that Manchester Airport has notified the City Council as local planning authority as part of its notification process for this application that they will take action against anyone found in contravention of the Air Navigation Order ("Order"). In particular in contravention of the following provisions under that Order:-

- Part 10: 240: A person must not recklessly or negligently act in a manner likely to endanger an aircraft, or any person in an aircraft.

- Part 10: 241: A person must not recklessly or negligently cause or permit an aircraft to endanger any person or property.

- Part 28: 221: A person shall not exhibit in the United Kingdom any light which: (a) by reason of its glare is liable to endanger aircraft taking off or landing at an aerodrome; (b) by reason of its liability to be mistaken for an aeronautical ground light is liable to endanger aircraft.

INFORMATIVE 8 - (Aerodrome Safeguarding Radio Frequency)

The use of radio frequency (RF) emitting devices in this location has the potential to interfere with Manchester Airport's Communication, navigation, and surveillance (CNS) equipment. RF devices are to be approved by Manchester Airport prior to use in the interests of maintaining the integrity of CNS equipment critical to aviation operations.

INFORMATIVE 9 - (Aerodrome Safeguarding - Internal Lighting)

No lighting directly beneath any roof lights that will emit light upwards - only downward facing ambient lighting to spill from roof lights upwards - ideally with automatic blinds to be fitted that close at dusk.

INFORMATIVE 10 (Aerodrome Safeguarding - Drones)

The development lies within the flight restricted zone established for Manchester Airport. The applicant's attention is drawn to the procedures for drone notifications, please see: <https://www.manchesterairport.co.uk/aviation-professionals/drones/>

INFORMATIVE 11 (Highways)

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

INFORMATIVE 12 - (Traffic Management)

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 Email to highwaynetworkmanagement@manchester.gov.uk

INFORMATIVE 13 - (Metrolink Safeworking)

The site is in proximity to the Metrolink light rail boundary and therefore the applicant is advised that the details of working safely near Metrolink can be found on the Metrolink Website at:- <https://tfgm.com/public-transport/tram/working-safely>

INFORMATIVE 14 - Bats

The applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found during construction all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s).

Date: 8 May 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 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.