

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester Metropolitan University
C/o Agent

Agent (if used)

Eleanor Scrafton
Deloitte LLP
100 Embankment
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Refurbishment and repurposing of the 3-storey retained element of a former library building, to provide continued educational use (Use Class F1), together with the erection of a 4-storey stair core and other associated works.

Location: All Saints Campus, Oxford Road, Manchester, M15 6BH

Date of application: 2 February 2026

Application number: 145084/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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

- o Covering Letter (Prepared by Deloitte; Dated 30/01/1026)

- o Design & Access Statement (Prepared by Hawkins Brown; Reference number 103040-HBA-XX-XX-RP-A-080400 Revision P03; Received 01/04/2026)
- o 103040-HBA-XX-XX-DR-A-080000 Rev P06: Site Location Plan
- o 103040-HBA-XX-XX-DR-A-080002 Rev P05: Proposed Site Plan
- o 103040-HBA-XX-XX-DR-A-080003 Rev P04: Planning Context Plan
- o 103040-HBA-XX-XX-DR-A-080195 Rev P02: Proposed Waste Management Strategy Plan
- o 103040-HBA-XX-ZZ-DR-A-080350 Rev P02: Proposed - Bay Studies A and B
- o 103040-HBA-YY-00-DR-A-080100 Rev P04: Proposed GA Plan - Level 00
- o 103040-HBA-YY-01-DR-A-080101 Rev P04: Proposed GA Plan - Level 01
- o 103040-HBA-YY-02-DR-A-080102 Rev P04: Proposed GA Plan - Level 02
- o 103040-HBA-YY-PR-DR-A-080104 Rev P04: Proposed GA Plan - Parapet
- o 103040-HBA-YY-ZZ-DR-A-080200 Rev P05: Proposed GA - North and West Elevation (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080201 Rev P05: Proposed GA - East Elevation (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080202 Rev P06: Proposed GA - South Elevation (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080300 Rev P03: Proposed GA - Section AA
- o 103040-HBA-YY-ZZ-DR-A-080301 Rev P03: Proposed GA - Section BB
- o 103040-HBA-YY-ZZ-DR-A-080302 Rev P04: Proposed GA - Section CC
- o 103040-HBA-XX-ZZ-DR-A-080351 Rev P03: Proposed - Bay Studies C and D (Received 20/03/2026)
- o 103040-HBA-YY-ZZ-DR-A-080950 Rev P04: Visual Mock-Up Scoping (Received 20/03/2026)
- o 103040-PLA-XX-XX-DR-L-0001 Revision P04: General Arrangement Plan Stage 03
- o 103040-PLA-XX-XX-DR-L-1001 Revision P03: Hardworks
- o 103040-PLA-XX-XX-DR-L-1002 Revision P03: Kerbs & Edges
- o 103040-PLA-XX-XX-DR-L-2000 Revision P02: Softworks
- o 103040-PLA-XX-XX-DR-L-2001 Revision P02: Tree Planting Plan
- o 103040-PLA-XX-XX-DR-L-2002 Revision P02: Soils & Tree Pits
- o 103040-PLA-XX-XX-DR-L-3000 Revision P03: Levels & Drainage Stage 03
- o 103040-PLA-XX-XX-DR-L-4000 Revision P02: Furniture Stage 03
- o MMU ASW Refurbishment Delivery Logistics (Received 12/03/2026)
- o Ecology Report (Prepared by Tyler Grange; Report Reference 13126_R09a_BP; Received 03/02/2026)
- o BNG Metric Calculations (Received 03/02/2026)
- o Noise Impact Assessment (Report Reference 103040-BHE-XX-XX-RP-AC-000001 Revision P03; Prepared by Buro Happold)
- o Design Note Drainage Strategy (Prepared by Buro Happold; Dated 23/01/2026; Received 03/02/2026)
- o Planning Statement (Prepared by Deloitte; Dated 30/01/2025; Received 03/02/2026)
- o Environmental Standards Statement & Energy and Carbon Statement Combined (Prepared by Buro Happold; Report reference 103040-BHA-XX-XX-RP-YS-000001 Revision P02)
- o External Lighting Strategy (Prepared by Buro Happold; Report reference 103040-BHE-XX-XX-RP-M-200002 Revision P01; Dated 07/01/2026)
- o Ground Conditions Planning Documentation (Prepared by Buro Happold; Report reference 103040-BHE-XX-XX-RP-G-200001; Dated 28/01/2026)
- o Construction Environmental Management Plan Rev 1 (Dated 20/02/2026; Received 12/03/2026)

- o Sustainable Travel Plan 2023-2030 (Prepared by Manchester Metropolitan University)
- o Waste and Recycling Storage and Disposal Plan (Prepared by Manchester Metropolitan University; Reference EXTFM ASW; Received 03/02/2026)
- o Waste Proforma (Received 03/02/2026)
- o Schedule of Condition, Sandra Burslem & All Saints Library, Manchester Metropolitan University, Manchester (Dated November 2025; Prepared by Intega; Received 09/04/2026)

All stamped as received by the Local Planning Authority on 04/02/2026, unless specified otherwise.

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) Within 6 months of commencement of the development hereby approved, the following shall be submitted for approval in writing by the Local Planning Authority:

- i. samples and specifications of all materials to be used on all external elevations of the retained All Saints West Library Building and new stair core extension, hereby approved, including window detail, door detail, and sample panel (see limb ii);
- ii. production and approval of full sized sample panels in accordance with drawing no. 103040-HBA-YY-ZZ-DR-A-080950 Rev P04 and for a strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of any external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

The development shall be carried out in accordance with the approved details.

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.

4) Prior to the commencement of the development, final details and material samples of the making good of the side elevation of the Sandra Burslem Building, as shown on drawing no.103040-HBA-YY-ZZ-DR-A-080201 Rev P05 (Received 07/04/2026), shall be submitted to and approved in writing by the Local Planning Authority. The making good works shall proceed in accordance with the approved details and 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.

5) Notwithstanding the Construction Environmental Management Plan Rev 1 stamped as received by the Local Planning Authority on 12/03/2026, prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be

submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

- o Routing of construction traffic and associated swept-path assessment;
- o Details of the location and arrangements for contractor parking;
- o Traffic Management measures for vehicles, pedestrians and cyclists;
- o Manage and coordinate construction activities with reference to ongoing/imminent construction works in the locality:
- o The details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Sheeting over of construction vehicles;
- o Measures to control noise and vibration;
- o Community consultation strategy;
- o Measures to mitigate risks from falling objects impacting highway users during construction;
- o Confirmation of clearance distances resulting from proposed protective tree fencing along Oxford Road.
- o Measures to mitigate risks from falling objects impacting highway users during construction;
- o Confirmation of clearance distances resulting from proposed protective tree fencing along Oxford Road.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

The construction of the development shall then be carried out in accordance with the approved plan.

Reason - To safeguard the amenities of nearby residents and in the interest of highway safety, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

6) Prior to the commencement of development, a 30-year Habitat Management and Monitoring Plan for the on-site biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented and maintained in accordance with the agreed details, which shall be retained thereafter.

Reason - In the interests of biodiversity net gain being achieved on site pursuant to policy EN15 of the Manchester Core Strategy, policies JP-G8 of Places for Everyone, National Planning Policy Framework (NPPF) and Schedule 7A of the Town and Country Planning Act 1990 (as amended).

7) a) The development shall not commence until details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the Local Planning Authority. The approved document shall be implemented as part of the construction and operation of the development.

In this condition a Local Benefit 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 Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit 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 for the construction phase of the development pursuant to items (i) and (ii) above shall be submitted for approval in writing by the Local Planning Authority.

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

8) a) Notwithstanding the indicative landscaping details shown on drawing no. 103040-PLA-XX-XX-DR-L-1001 Revision P03 and 103040-PLA-XX-XX-DR-L-2000 Revision P02 (Both stamped as received on 04/02/2026), prior to the commencement of the development, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the Local Planning Authority. The programme shall include submission and implementation timeframes for the following details:

- I. Details of the proposed hard landscape materials;
- II. Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;
- III. Details of the proposed tree species within the public and private realm including proposed size, species and planting specification including tree pits and design;
- IV. Details of the proposed street furniture including seating, bins and lighting;
- V. Details of any external steps and handrails;
- VI. A strategy providing details of constraints to further planting and details of on-going maintenance and management of all soft and hard landscaping on site.

The development shall then proceed in accordance with the approved details.

b) The approved scheme shall be implemented prior to the first use of the development. If within the period covered by the approved habitat management and monitoring plan secured by condition 6 of this permission, any tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

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

9) 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:

- o A finalised drainage layout showing all components, outfalls, levels and connectivity.
- o Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing

system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

- o Where a public sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice. This should also include agreement from United Utilities that the proposed piling works strategy is acceptable to protect their assets and secure future access for maintenance.

- o Maintenance and management plan including responsible party and a schedule of tasks/frequencies for the components.

The development shall be constructed and completed in accordance with the approved details and be implemented prior to the first occupation 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 pursuant to policy EN14 & EN17 of the Core Strategy.

10) Prior to the commencement of the development and notwithstanding the approved plans listed within condition 2 of this permission, final and exact details of the new main entrance and stainless steel surround to the All Saints West Library Building, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

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 commencement of any external refurbishment or extension of the All Saints Library Building hereby approved, a precautionary working measures and method statement for the protection of bats shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved statement.

Reason - In order to provide protection of bats, pursuant to Policy EN15 of the Core Strategy and the National Planning Policy Framework.

12) a) External lighting shall be installed in accordance with the submitted External Lighting Strategy (Reference 103040-BHE-XX-XX-RP-M-200002 Revision P01; Prepared by Buro Happold; Received 04/02/2026). The approved scheme shall be implemented prior to the first use of the development hereby approved.

b) Prior to occupation of the development a verification report shall be required to be submitted to and approved in writing by the Local Planning Authority in order to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

13) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with the submitted Noise Impact Assessment: 103040-BHE-XX-XX-RP-AC-000001 Revision P03 prepared by Buro Happold (Received 04/02/2026). The approved scheme shall be implemented in full prior to the first use of the development hereby approved.

b) Prior to the first use of the plant hereby approved, 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 safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

14) a) The development shall proceed in accordance with the submitted Photographic Schedule of Condition for the local highway network surrounding the application site (Prepared by Intega; Received by the Local Planning Authority on 09/04/2026).

b) When all construction/fit-out works are complete, and prior to the first use of the development, the same carriageways/footways shall be re-surveyed, and the results submitted to the Local Planning Authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated in accordance with a scheme that shall first be submitted to and approved in writing by the Local Planning Authority and the works completed in accordance with the approved scheme prior to the first use of the replacement library scheme.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Manchester Core Strategy.

15) Prior to the first use of the premises, a signage strategy for all external signs and outward facing internal signage, shall be submitted to and approved in writing by the Local Planning Authority. The approved strategy shall then be implemented as part of the development and be adhered to for its lifetime.

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

16) Notwithstanding the approved plans listed within condition 2, prior to the first use of the development hereby approved, details of the siting, scale, and appearance of the photovoltaic panels to the property's roof (including cross sections) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

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

17) Prior to the commencement of any works in relation to the external plant area hereby approved, as shown on drawing no.103040-HBA-YY-PR-DR-A-080104 Rev P04 (Received 04/02/2026), details of the siting, scale, and appearance of any external plant and associated plant screen (Including cross sections and views) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented prior to the first use of the development and thereafter be retained and maintained in situ.

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

18) a) The development shall be completed in accordance with the measures and recommendations put forward within the submitted Ecology Report (Prepared by Tyler Grange; Report Reference 13126_R09a_BP; Received 03/02/2026).

b) Prior to the first use of the development hereby approved, details of the number, siting and appearance of swift, bird and bat boxes at the application site shall be submitted for approval in writing by the Local Planning Authority.

The approved details shall be implemented and be in place prior to the first use of the library use hereby approved and shall thereafter be retained and maintained in situ.

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

19) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement (Reference 103040-BHE-XX-XX-RP-YS-000001 Revision P02; Prepared by Buro Happold) stamped as received by the Local Planning Authority on 04/02/2026.

A post construction review statement shall be submitted for approval, within three months of the practical completion of the development, to the Local Planning Authority.

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

20) The development hereby approved shall be carried out in accordance with the submitted Sustainable Travel Plan 2023-2030 (Prepared by Manchester Metropolitan University) received by the Local Planning Authority, on the 04/02/2026.

In this condition a Travel Plan means a document which includes:

- I. the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- II. a commitment to surveying the travel patterns of students/staff during the first three months of the first use of the building and thereafter from time to time
- III. mechanisms for the implementation of the measures to reduce dependency on the private car
- IV. measures for the delivery of specified Travel Plan services
- V. a commitment to providing improved and increased cycle storage facilities on site

VI. 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 of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the Local Planning Authority.

Any Travel Plan which has been approved by the 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 at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

21) In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time after development commences, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land is submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with these details, together with any previously approved Remediation Strategy.

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.

22) The development shall be implemented in accordance with the submitted Waste and Recycling Storage and Disposal Plan (Prepared by Manchester Metropolitan University; Reference EXTFM ASW), the submitted Waste Proforma (Both received 03/02/2026), and drawing no. 103040-HBA-XX-XX-DR-A-080195 Rev P02 (Received 04/02/2026). The details of the approved scheme shall be implemented as part of the development and shall remain in situ and be adhered to for its lifetime.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

23) The development hereby approved shall be completed in accordance with Secured by Design Standards.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

24) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours for the lifetime of the development:

- o Monday to Saturday: 7:30 - 20:00
- o No deliveries/waste collections on Sundays/Bank Holidays.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

25) The development hereby approved shall include for full disabled access to be provided to all areas of public realm and via the main entrances and to the floors above.

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

26) The premises shall be used for Class F1 (a), (b), c) and (d) and for no other purpose (including any other purpose within Class F1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

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

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

28) All windows, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window at all times and views into the premises shall not be screened or obscured in any way, with the exception of that required for building control regulations.

Reason - The clear glazed windows are an integral and important element in the design of the lower level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

29) No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

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

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

31) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation amending or replacing the same, no telecommunications infrastructure, masts nor satellite dishes

shall be mounted/installed on the building other than that expressly authorised by the granting of planning permission.

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

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.

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:

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.

It is an offence under the Wildlife & Countryside Act 1981, as amended to introduce, plant or cause to grow wild any plant listed in Schedule 9 part 2 of the Act. Certain species of Cotoneaster are included within this schedule. If any such species will be disturbed and removed off-site a suitably experienced consultant should be employed to advise on how to avoid an offence.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended, bats are a protected species and it is an offence to remove, damage or

destroy a nest. If bats are suspected to be on site work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(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.



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](https://www.miningremediation.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026