

## **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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

GGC Polygon Manchester Ltd  
C/o Agent

#### **Agent (if used)**

Mr Tom Flanagan  
Paul Butler Associates  
31 Blackfriars Road  
Salford  
M3 7AQ

### **Part 1 – Particulars of the application/development**

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**Proposal:** Variation of Condition 6 (BREEAM) attached to Planning Permission 104931/FO/2014/N2.

**Location:** Cameron House, Brunswick Street, Manchester, M13 9SG

**Date of application:** 9 February 2026

**Application number:** 145089/JO/2026

### **Part 2 – Particulars of decision**

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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**

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Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. In this instance no negotiations were necessary as the scheme is considered to be in accordance with City Council policy.

### **Condition(s) attached to this decision**

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1) The development hereby approved shall be carried out in accordance with the following drawings and documents;

Drawings proposed section A-A, A181\_P\_301, A181\_P\_010, A181\_P\_302, A181\_P\_100, A191\_P\_101, proposed Brunswick Street elevation, A181\_P\_001, A181\_P\_104, A181\_P\_105, A181\_P\_106, A181\_P\_203, A181\_P\_102, A181\_P\_103, A181\_P\_200 and proposed Polygon Street elevation, all stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014, as amended by drawings numbered 16-1776-100, 16-1776-102A, 16-1776-103, 16-1776-104, 16-1776-105, 16-1776-200A, 16-1776-201A and 16-1776-202A, all stamped as received by the City Council, as Local Planning Authority, on the 3 August 2016

Planning statement prepared by Paul Butler Associates, the Waste Management Strategy, the Crime Impact Statement (Version A 11 December 2013), TV reception survey prepared by astbury, Transport Statement (ref. LK/CR/13331/TS/1 prepared by SCP, all stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014.

Phase 1 geo-environmental site assessment prepared by REC (ref. 45358p1r0) stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014

Phase II Geo-Environmental Site Investigation and Risk Assessment report ref: 140716.R.002 dated November 2014;

-Asbestos Risk Management Method Statement that has been prepared by Roberts Environmental Reference: 230705.001 dated April 2023, received 18.07.2023; and Photographs from planning agent received 15th September 2023 showing the concrete hardstanding.

Environmental Noise assessment (P2006075/(rep)U001 stamped as received by the City Council, as Local Planning Authority, on the 16 January 2019

Recom Construction Phase Health and Safety Plan rev 13, dated July 2023 and stamped as received by the City Council, as Local Planning Authority, on 24 July 2023

Auderebw Architects External materials Schedule dated June 2025 and drawings numbered 2066-ABWA-Z1-ZZ-DR-A-(20)-0200, 2066-ABWA-Z1-ZZ-DR-A-(20)-0201 and 2066-ABWA-Z1-ZZ-DR-A-(20)-0202, all stamped as received by the City Council, as Local Planning Authority on 28 April 2025.

Drawings numbered 2266-ABA-Z1-00-DR-A-(278)-0001, 2066-ABWA-Z1-00-DR-A-(278)-0100 and 2066-ABWA-Z1-00-DR-A-(278)-0106, stamped as received by the City Council, as Local Planning Authority on 28 April 2025.

Drawings numbered 2066-ABWA-Z1-00-DR-A-(278)-0100, 2066-ABWA-Z1-00-DR-A-(278)-0101, 2066-ABWA-Z1-00-DR-A-(278)-0102, 2066-ABWA-Z1-00-DR-A-(278)-0103, 2066-ABWA-Z1-00-DR-A-(278)-0104, 2066-ABWA-Z1-00-DR-A-(278)-0105, 2066-ABWA-Z1-00-DR-A-(278)-0106, 2066-ABWA-Z1-00-DR-A-(278)-0107, 2066-ABWA-Z1-00-DR-A-(278)-0108, 2066-ABWA-Z1-00-DR-A-(278)-0001 and 2875-01-ATR04, all stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

Axis Initial Full Travel Plan (Ref: 2875-01-TP-01) dated July 2023, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that there is no external plant or roller shutters to be installed within the development, and that a revised travel plan will be submitted to the Council within 6 months of the first use of the development,, stamped as received by the City Council, as Local Planning Authority on 25 June 2025

Drawing numbered 2066-ABWA-Z1-00-DR-A-(278)-0106 and the letter from Greater Manchester Police Design For Security officers, dated 23 June 2025 (Ref: 2006/1155/CIS/02), stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

CWC Environmental Standards Statement dated 13 January 2026 (ref: 3435-CWC-XX-XX-RP-SUS-0001), stamped as received by the City Council, as Local Planning Authority, on 2 February 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

2) The development shall be constructed only using the approved materials as indicated in the following documents:

Auderebw Architects External materials Schedule dated June 2025 and drawings numbered 2066-ABWA-Z1-ZZ-DR-A-(20)-0200, 2066-ABWA-Z1-ZZ-DR-A-(20)-0201 and 2066-ABWA-Z1-ZZ-DR-A-(20)-0202, all stamped as received by the City Council, as Local Planning Authority on 28 April 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) The hard and soft landscaping of the site should be carried out not later than 12 months from the date the buildings are first occupied, in accordance with the details indicated on drawing numbered 2066-ABWA-Z1-00-DR-A-(278)-0106, stamped as received by the City Council, as Local Planning Authority on 25 June 2025. If within a period of 5 years from the date of the planting of any tree or shrub, that 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 Manchester Core Strategy.

4) The development of the site shall be carried out in accordance with the following reports and information:

Phase 1 geo-environmental site assessment prepared by REC (ref. 45358p1r0) stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014

Phase II Geo-Environmental Site Investigation and Risk Assessment report ref: 140716.R.002 dated November 2014;

-Asbestos Risk Management Method Statement that has been prepared by Roberts Environmental Reference: 230705.001 dated April 2023, received 18.07.2023; and Photographs from planning agent received 15th September 2023 showing the concrete hardstanding .

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 before the development is occupied, 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 (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure contamination is dealt with at the site pursuant to policy EN18 of the Manchester Core Strategy.

5) The development hereby approved shall be carried out in accordance with the CWC Environmental Standards Statement dated 13 January 2026 (ref: 3435-CWC-XX-XX-RP-SUS-0001), stamped as received by the City Council, as Local Planning Authority, on 2 February 2026.

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 the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

6) The refuse and waste management arrangements shall be carried out in accordance with drawing A181\_P\_100 and the waste management strategy stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014. The details shall be implemented as part of the development prior to the first use and shall remain in situ whilst the use or development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the development pursuant to policy DM1 of the Manchester Core Strategy.

7) The development shall be carried out in accordance with the Crime Impact Statement (Version A 11 December 2013) prepared by Design for Security stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014 and the letter from Greater Manchester Police Design For Security officers dated 23 June 2025 (Ref: 2006/1155/CIS/02) and stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

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

8) The development shall be carried out in accordance with the Recom Construction Phase Health and Safety Plan rev 13, dated July 2023 and stamped as received by the City Council, as Local Planning Authority, on 24 July 2023.

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

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no part of the residential development shall be used for any other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification) other than the purpose(s) of C3(a). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of

accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

10) The commercial premises hereby approved shall not be open outside the following hours:-

Monday to Friday 07:30 to 20:00

Saturday 08:30 to 20:00

Sunday 10:00 to 16:00

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

11) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

No deliveries/waste collections on Sundays and Bank Holidays

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

12) The development shall be completed in accordance with the Environmental Noise assessment (P2006075/(rep)U001 stamped as received by the City Council, as Local Planning Authority, on the 16 January 2019, before any of the dwelling units are occupied and thereafter retained and maintained.

Reason - To secure a reduction in noise from Stockport Road and Brunswick Street; in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Manchester Core Strategy.

13) The hard and soft landscaping to the footways along Stockport Road, Brunswick Street and Polygon Street shall be completed in accordance with drawings numbered 2266-ABA-Z1-00-DR-A-(278)-0001, 2066-ABWA-Z1-00-DR-A-(278)-0100 and 2066-ABWA-Z1-00-DR-A-(278)-0106, stamped as received by the City Council, as Local Planning Authority on 28 April 2025. The approved details shall be implemented and be in place prior to the first use of the development and thereafter retained and maintained.

Reason - To ensure appropriate materials and landscaping are used within the footway in the interest of visual amenity and pedestrian and highway safety pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

14) The development shall not be occupied until the works relating to the formation of bus lay-bys have been completed in accordance with the details indicated in drawings numbered 2066-ABWA-Z1-00-DR-A-(278)-0100, 2066-ABWA-Z1-00-DR-A-(278)-0101, 2066-ABWA-Z1-00-DR-A-(278)-0102, 2066-ABWA-Z1-00-DR-A-(278)-0103, 2066-ABWA-Z1-00-DR-A-(278)-0104, 2066-ABWA-Z1-00-DR-A-(278)-0105, 2066-ABWA-Z1-00-DR-A-(278)-0106, 2066-ABWA-Z1-00-DR-A-(278)-0107, 2066-ABWA-Z1-00-DR-A-(278)-0108, 2066-ABWA-Z1-00-DR-A-(278)-0001 and 2875-01-ATR04, all stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

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

15) The car parking and bicycle store as indicated on drawing A181\_P\_100 stamped as received by the City Council, as Local Planning Authority, on the 18 February 2014 shall be surfaced, demarcated and made available for use prior to the building hereby approved being occupied. The car park and bicycle store shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate car and cycle parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy.

16) Upon first occupation, the site shall operate in accordance with the Axis Initial Full Travel Plan (Ref: 2875-01-TP-01) dated July 2023, stamped as received by the City Council, as Local Planning Authority on 25 June 2025. Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. 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 the development, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

## **Informatives**

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### **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.

Date: 11 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://GOV.UK).

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.