MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant	Agent (if used)
Simon Connolly University of Manchester Directorate Of Estates And Facilities Beyer Building Manchester M13 9PL	Mrs Eleanor Wood Wilson Mason LLP Upland House Spring Lane Preston PR5 0UX

Part 1 – Particulars of the application/development

Proposal: External alterations including replacement of tiles with render, installation of safety netting, brick wall, fencing and gate

Location: Crawford House , Booth Street East, Manchester , M13 9SS

Date of application: 23 December 2025

Application number: 144835/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 proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

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 Demolition & Alterations Ground Floor: UMC-WMA-XX-00-DR-A-02-001 Rev P03

o Demolition & Alterations Reflected Ceiling Plan: UMC-WMA-XX-00-DR-A-02-002 Rev P04
o General Arrangement Ground Floor Plan Proposed: UMC-WMA-XX-00-DR-A-10-100 Rev P01.
o Demolition & Alterations First Floor (Concourse) Proposed: UMC-WMA-XX-01-DR-A-02-003 Rev P03
o General Arrangement First Floor Plan (Concourse) Proposed: UMC-WMA-XX-01-DR-A-10-101 Rev P01.
o Safety Netting - Setting Out Information: UMC-WMA-XX-RL-DR-A-27-001 Rev P04
o Stairway 02 Setting Out Information: UMC-WMA-XX-ZZ-DR-A-39-002 Rev P05
o Crawford House Safety Alterations - Design and Access Statement, prepared by Wilson Mason Revision 02

All received by the Local Planning authority on 23 December 2025.

o Stairway 01 Setting Out Information: UMC-WMA-XX-ZZ-DR-A-39-001 Rev P08

Received by the Local Planning Authority on 17 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 Core Strategy and the National Planning Policy Framework.

3) Notwithstanding the Construction Management Plan: KC-9282-CMP (Received 6 May 2026), prior to any external works fronting Oxford Road and any removal of existing tiles as shown on drawing UMG-WMA-XX-ST-DR-A-00-003 P01, a detailed construction management plan 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 Identify each location of the works that abut the adopted highways. Describe the method of protection for the highway and its users.
o If part of a highway is to be temporarily closed off, has the Council agreed this.
o Access and egress
o Identify where the contractors and visitors will be able to park.
o The document should also consider ongoing construction works and other contractor parking in the locality.
o Hoardings
o Hours of work
o Deliveries of materials, other plant and equipment
o Waste management. Set out the method the waste materials will be managed, stored and removed from site.
o A site plan for the development during the construction phase, showing the holding area and appropriate waste storage location.
o Dust and debris control;
o Detailed information about the types and frequency of vehicular demands, together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway
o A detailed traffic/pedestrian management plan is required
o The Applicant should provide a site plan for the development during the construction phase, showing the holding area and appropriate waste storage location.

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, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

4) The materials used in the external surfaces of the development hereby approved shall be as follows:

- Brick: Ibstock Himley Ebony Black
- Render: K Rend Silicone Roughcast White

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.

5) Notwithstanding the approved plans, a detailed design of the security gate as shown on drawing no. UMG-WMA-XX-ZZ-DR-A-39-001 P08 shall be submitted to and approved in writing by the Local Planning Authority. This shall include detailed of materials, finishes and scaled section and elevation drawing.

The development shall then be implemented in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

6) The safety netting hereby approved shall be installed in accordance with the details on the Setting Out Information Plan: UMC-WMA-XX-RL-DR-A-27-001 Rev P04. The netting shall be retained thereafter until at time when it is no longer required.

Reason - In the interests a safety and 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.

7) The fencing and gate to upper external staircase shall be dark grey powder coated and installed in accordance with the details shown on drawing UMG-WMA-XX-ZZ-DR-A-39-002 P05. The development shall be retained thereafter for the lifetime of the development.

Reason - In the interests a safety and 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.

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.

Temporary Traffic Management / Road and Footway Closures / Hoarding and scaffolding:

Detail should be sought from the applicant in relation to any proposed construction or fit-out arrangements, where there could be an impact on the highway. A detailed traffic/pedestrian management plan is required. The applicant is required to contact MCC's Network Management Team (highwaynetworkmanagement@manchester.gov.uk

The applicant should be advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) and should be agreed with the Highways Licensing Team (highwaylicences@manchester.gov.uk).

Date: 14 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 of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

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

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

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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