

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

RA Project 7X Limited
Suite 14
The Downs
Altrincham
WA14 2PX

Agent (if used)

Mr Jonathan Mumby
Enabl
16 Old Market Place
Altrincham
WA14 4DF

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Specified Plans) pursuant to Planning Permission 120062/FO/2018, comprising of amendments to the two-storey extension, and the inclusion of storage provision, cycle store and bin store at basement level

Location: 3 - 5 St John Street, Manchester, M3 4DN

Date of application: 4 February 2026

Application number: 144345/JO/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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application. In this case, this has involved requiring an extension of time in order to resolve residential waste issues.

Condition(s) attached to this decision

- 1) The development must be begun not later than 23 August 2021.

Certificate of Lawfulness application 124631/LE/2019, determined on 26 November 2019, confirmed that works had begun prior to 23 August 2021.

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 received by the City Council as Local Planning Authority on 18 May 2018:

- Site Location Plan 610_100
- Proposed Site Plan 610_201 PL02
- Architectural Design, Access and Environmental Statement dated February 2017, prepared by Cartwright & Gross
- Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions dated 6 February 2017
- Heritage Statement prepared by Paul Butler Associates, dated 20 January 2017
- Ecology Building Inspection prepared by Urban Green, dated January 2017
- Crime Impact Statement prepared by Greater Manchester Police 'Design for Security' (Version A: 22/07/15 Reference: 2015/0521/CIS/01)
- Environmental Noise Impact Assessment Report prepared by Hann Tucker Associates (Ref. 22182/NIA1 R02a), dated 29 July 2018)
- Project Technical Memorandum prepared by Andrew Jameson, Hann Tucker Associates (Ref. 22182, dated 12 April 2017)

The following drawings and documents received by the City Council as Local Planning Authority on 23 October 2025:

- Proposed Floor Plans - Sheet 02 (3336-CDA-00-XX-DR-A-0601-N)
- Proposed Floor Plans - Sheet 03 (3336-CDA-00-XX-DR-A-0602-O)
- Window Profile Details (3336-CDA-00-XX-DR-A-2210-B)
- Superstructure Details - Sheet 01 (336-CDA-00-XX-DR-A-1700)
- Superstructure Details - Sheet 02 (336-CDA-00-XX-DR-A-1702-A)
- Heritage Addendum prepared by Adapt Heritage, dated October 2025

The following drawings and documents received by the City Council as Local Planning Authority on 02 December 2025:

- Proposed Elevations (3336-CDA-00-XX-DR-A-0700-F)
- Proposed Floor Plans - Sheet 04 (3336-CDA-00-RL-DR-A-0603-F)
- Mullion Curtain Wall System Tech Spec
- Ali VU Window System Tech Datasheet

The following drawings and documents received by the City Council as Local Planning Authority on 04 January 2026:

- Proposed Façade Study 3336-CDA-00-XX-DR-A-0701 Rev A

The following drawings and documents received by the City Council as Local Planning Authority on 06 March 2026:

- Proposed Floor Plans - Sheet 01 (CU) (3336-CDA-00-XX-DR-A-0600-O)
- Design & Access Statement Planning Amendments June 2025, produced by Code Architecture

The following drawings and documents received by the City Council as Local Planning Authority on 13 April 2026:

- Bin Collection Strategy 3336-C_1

The following drawings and documents received by the City Council as Local Planning Authority on 01 May 2026:

- Waste Disposal Strategy Rev F

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

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

4) The brickwork and jointing and fixing details on the brickwork on the fourth floor extension element of the building, shall be carried out in accordance with the details, samples and specifications approved under CDN/19/0146.

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) a) The development shall be implemented in accordance with the approved 'Environmental Noise Impact Assessment Report, prepared by Hann Tucker Associates (Ref. 22182/NIA1 R02a), dated 29 July 2018' and window specification information, so as to achieve the internal noise criterion as follows:

- Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events should not normally exceed 45 dB L_{Amax} by more than 15 times)
- Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

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

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise

criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in noise from external sources and in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) As confirmed under Discharge of Conditions application CDN/19/0237, approved on 13 July 2022, the applicant has confirmed that there will not be any externally mounted ancillary plant, equipment and servicing as part of the proposed development.

The development shall be carried out in accordance with the above for the lifetime of the development or use.

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

7) Waste management arrangements for the development shall be carried out in accordance with 'Bin Collection Strategy 3336-C_1' received by the City Council as Local Planning Authority on 13 April 2026 and 'Waste Disposal Strategy Rev F' received by the City Council as Local Planning Authority on 01 May 2026.

The approved waste management arrangements shall be implemented prior to the first occupation of the development and shall remain in situ whilst the use or development is in operation.

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

8) 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 be carried out in accordance with 'Construction Management Plan in connection with the development of an additional two storey roof level extension @ 3-5 St John Street, Manchester M3 4DN' produced by S A Ventures Limited, including the updated Addendum attached to e-mail dated 17th July 2018

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

9) The development shall be carried out in accordance with the travel plan 'Approved Residential Development, 3 St John Street, Manchester' received by the City Council as Local Planning Authority on the 1 September 2024 and approved under Discharge of Conditions application CDN/23/0599 on 27 February 2024.

The approved travel plan shall be fully implemented prior to first occupation of the building by residential occupiers and shall be kept in operation at all times thereafter for the lifetime of the development or use.

Reason - To assist promoting the use of sustainable forms of travel for staff and guests, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

10) The development shall be carried out in accordance with the recommendations contained within section 3.3 and the physical security specifications listed within section 4 of the approved Crime Impact Statement prepared by Greater Manchester Police 'Design for Security' (Version A: 22/07/15 Reference: 2015/0521/CIS/01).

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.

11) a) Prior to commencement of the development, an air quality impact and exposure assessment, together with any mitigation measures to safeguard local air quality, shall be submitted to and be approved in writing by the City Council as Local Planning Authority.

b) Prior to occupation of the development, any agreed mitigation measures shall be implemented, and verification of this implementation shall be submitted in writing to and be approved in writing by the City Council Local Planning Authority. These mitigation measures shall remain in situ whilst the use or development is in operation.

c) In the event of any non-conformity with the air quality impact and exposure assessment scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

12) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

13) Notwithstanding the details as set out in condition 2 above, apart from the brickwork and the jointing and fixing details on the brickwork on the fourth floor extension element of the building, which have been previously signed off under condition 4 of this consent, prior to the commencement of any above ground development apart from works to the brickwork and the jointing and fixing details on the brickwork, the following shall be submitted to and approved in writing by the Local Planning Authority:

- sample and specification of the proposed air bricks
- sample of Mullion Drained Curtain Wall System
- hand sized samples and specifications of the stone banding, and;
- a full sample of the new window

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.

14) Prior to any above ground works, the specification, siting, size and appearance (including a bespoke section) of the photovoltaic panels to the roof shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and brought into use prior to the first occupation of the development. The panels shall thereafter be retained and maintained in situ.

Reason In the interest of providing renewable energy at the site pursuant to policy EN6 of the Manchester Core Strategy (2012).

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: <https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering>

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

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 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.