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

The Arch Company
Watling House
33 Canon Street
London
EC4M 5SB

Agent (if used)

Mr Abraham Laker
Rapleys LLP
One Upper James Street
London
W1F 9DF

Part 1 – Particulars of the application/development

Proposal: Creation of flexible use including drinking establishment (Sui Generis) or open Class E (Commercial, Businesses and Services) to include retail, office, light industrial and restaurant/cafe uses with external alterations to the front elevation.

Location: Arch 5, Corporation Street, Manchester, M4 4DG

Date of application: 27 October 2025

Application number: 143687/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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application.

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:

- Proposed Elevations: 19-259-014 SGP 05 ZZ DR A 201315 Rev P02
- Proposed Section: 19-259-014SGP 05 00 DR A 201105 Rev P02
- Design and Access Statement Arch 5, prepared by SGP

o Transport Statement: 2209-029/TS/02, prepared by tpa

All received by the Local Planning authority on the 8 August 2025

o Flood Risk Technical Note, prepared by Coraiht

Received by the Local Planning Authority on 3 December 2025

o 19-259-014-SGP-ZZ-ZZ-DR-A-141301-P01-Corporation Street Proposed Elevation,

Received by the Local Planning Authority on 19 December 2025

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) The construction phase of development shall be carried out in accordance with the details of the approved Construction Management Plan, prepared by Triton Construction (Dated and received by the Local Planning Authority on 29th August 2025).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) The development shall be implemented in accordance with the approved materials as shown on Drawing Ref: 19-259-014-SGP-ZZ-ZZ-DR-A-141301-P01-Corporation Street Proposed Elevation, as received by the Local Planning Authority on 19 December 2025 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 Noise Assessment: NA102959-2 as received by the Local Planning Authority on 8 August 2025, prior to the first use of the arch hereby approved, a scheme of acoustic insulation shall be submitted to and approved in writing by the Local Planning Authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to the first use of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met.

c)Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria.

This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

6) a) Notwithstanding the Noise Assessment: NA102959-2 as received by the Local Planning Authority on 8 August 2025, prior to the installation of internally (where required to extract externally) and externally mounted plant, equipment and servicing, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first occupation of the premises 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7) a) Prior to the first use of the arch hereby approved, details of a waste management strategy for the storage and disposal of refuse for the arch shall be submitted to and approved in writing by Local Planning Authority. The approved scheme shall be implemented prior to the first use of the arch 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 commercial uses pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

8) Prior to the use of the arch hereby approved, details of a scheme to extract fumes, vapours and odours from that arch shall be submitted to and approved writing by the Local Planning Authority (unless no kitchen extraction or cooking facilities are required). This shall include a robust cleaning and maintenance strategy for each element of the kitchen extract including the filters, fans, fume and odour abatement equipment, ductwork and louvres.

The approved scheme for the arch shall then be implemented prior to the first use of the arch and thereafter retained and maintained in situ.

Reason - To ensure appropriate fume extraction is provided for the commercial spaces pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the installation of external lighting to the arch, full details of a building lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn for that building shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of that building and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

10) 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 City Council as 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.

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

Monday to Saturday 07:30 to 20:00 Sundays (and Bank Holidays): 10:00 to 18:00

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

12) Prior to the first use of the arch hereby approved, a schedule of opening hours shall be submitted to and approved in writing by Local Planning Authority. The approved hours shall then be implemented and thereafter the uses shall operate in accordance with them.

There shall be no amplified sound or any amplified music at any time within the arch unless appropriate noise insulation can be demonstrated by condition 5.

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 Core Strategy.

13) The arch hereby approved shall be occupied as Class E (excluding convenience retail and indoor sport, recreation or fitness) or drinking establishment (Sui Generis) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester (2012).

14) In the event the arch is occupied as a café/restaurant Class E(b) or drinking establishment (Sui Generis), prior to the use of the arch, the following shall be submitted to and approved in writing by the Local Planning Authority:

Management of patrons. For the avoidance of doubt this shall include:

- A Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance and management of smokers).
- Dispersal policy;
- Mechanism for ensuring windows and doors remain closed save for access or egress after 9pm

The approved details shall be implemented upon first use of the premises and remain in place for as long as the unit is in use for Class E (b) or drinking establishment use (and any subsequent permitted changes of use under Class E (b)).

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy (2012) and to saved policy DC26 of the Unitary Development Plan for Manchester.

15) Prior to the first use of the arch hereby approved, details of the cycle storage/provision for the arch shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented and made available upon first use of the arch and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the first use of an arch, details of bird and bat boxes to be provided (including location and specification) 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 arch and thereafter retained and maintained in situ.

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

17) The development hereby approved shall be carried out in accordance with the signage strategy as shown on drawing no.19-259-014 SGP 05 ZZ DR A 201315, received by the Local Planning Authority, on the 8 August 2025.

In accordance with the principles outlined in these drawings, the commercial signage shall be individual letters on a rack above the arch or situated behind the glass and shall only have one projecting sign per arch which shall be no more than 30mm in thickness. The approved strategy shall then be implemented for that building and used to inform any future advertisement applications for the building.

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

18) The development hereby approved shall include for accessible entrances from the public realm into the arch.

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

19) Prior to the first use of an arch of the development hereby approved, details of any roller shutters to the premises shall be submitted for approval in writing by the City Council, as Local Planning Authority. The shutters shall be fitted internally to the premises. The approved details shall be implemented prior to the first use of each of the arches and thereafter retained and maintained in situ.

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

20) Prior to the first use of the arch hereby approved, a detailed management and servicing strategy shall be submitted to and approved in writing by the Local Planning Authority.

This shall include details of servicing arrangements including management arrangements, operating hours and a steering group to minimise impact on the surrounding area.

The approved details shall be implemented as part of the development and be in place prior to the first use of an arch of the development and thereafter retained and maintained for the as long as the development remains in that use.

Rason - To ensure appropriate management arrangements are put in place for this use in the interest of residential amenity pursuant to policy DM1 of the Manchester Core Strategy (2012).

21) Prior to the occupation of the arch hereby approved, details of off-site highways work including the reinstatement of the existing dropped kerb shall be submitted to and approved in writing by the Local Planning Authority.

The scheme shall then be implemented in accordance with the approved details.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

22) The glazing to the shopfront fronting Corporation Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way unless they relate to service areas.

Reason - The clear glazed window is a design consideration and is 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.

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:
http://www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

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: 22 December 2025

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.

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