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

Part 1 – Particulars of the application/development

Proposal:

Installation of louvres to rear of Kilburn Building together with alterations to ramp and plant compound with associated boundary treatment, landscaping and relocation of cycle stands.

Location:

Kilburn Building Plant Compound To Rear Of Kilburn Building And Wilton Street Manchester M13 9PL

Application reference:

145605/FO/2026

Applicant:

Mr Simon Jones University of Manchester

Date of application:

02 April 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 based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

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 02 April 2026:

- Site Location Plan Kilburn Building Plant Compound 7799-FA-00-DR-A-01-101 P02

- Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01
- Existing and Proposed Site Plan 7799-FA-KB-XX-DR-A-01-102 P04
- Existing & Proposed Glazing Sections 7799-FA-KB-ZZ-DR-A-08030 P01
- Existing & Proposed Elevation Alterations 7799-FA-ZZ-DR-A-13-100 P04
- Proposed Compound Elevations 7799-FA-KB-ZZ-DR-A-08021 P01
- Proposed Kilburn Compound and Elevations Materials 7799-FA-KB-XX-DR-A-08040 P01
- Acoustics Noise Impact Assessment, provided by Hoare Lea, revision 01, dated 01 November 2025
- Site Walkover and Biodiversity Net Gain Assessment 83-034-R1, produced by E3P, dated March 26
- Biodiversity Gain Plan
- Design and Access Statement P02, produced by BondBryan:Fairhursts, dated 01 April 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.

3) a) Prior to the first occupation of the development hereby approved, details of a hard and soft landscaping scheme (including appropriate materials specifications and species in the planting beds), together with how the hard and soft landscaping areas will be maintained including maintenance schedules and repairs, shall be submitted for approval in writing by the City Council as Local Planning Authority.

b) The approved scheme shall be implemented prior to the first occupation of the development. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason - To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies SP1, EN9 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) a) Prior to any works to install plant equipment in the compound shown on the drawing ‘Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01’ received by the City Council as Local Planning Authority on 02 April 2026, 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 use any of the plant in the compound shown on the drawing 'Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01' received by the City Council as Local Planning Authority on 02 April 2026, 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.

5) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- The duration/phasing of construction works and associated vehicle trips
- Confirmation of display of an emergency contact number
- Routing of construction traffic and associated swept-path assessment.
- Details of the location and arrangements for contractor parking
- The identification of the vehicular access points into the site;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality; and
- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

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.

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

6) The materials used for the louvres on the external of the Kilburn Building hereby approved shall be similar in appearance to the existing building in terms of type, size, colour and texture.

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.

7) No above ground construction works shall take place to the compound shown on the drawing 'Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01' received by the City Council as Local Planning Authority on 02 April 2026, until the full and final details of the Metal Mesh Panel System, including detailed samples of this material, have been submitted to and been approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details/samples.

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.

8) Notwithstanding the details as set out in condition 2 above, prior to the installation of the ramp hereby approved, as shown on drawing 'Existing & Proposed Elevation Alterations 7799-FA-ZZ-DR-A-13-100 P04' received by the City Council as Local Planning Authority on 02 April 2026, the full and finals details of the materials, including samples of the finish to the ramp and handrail to the ramp, shall be submitted to and approved in writing by the City Council as the Local Planning Authority. The approved details shall then be implemented as part 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.

9) The cycle stands, as shown on 'Proposed Compound Setting Out Plan 7799-FA-KB-ZZ-DR-A-08010 P01', received by the City Council as Local Planning Authority on 02 April 2026, shall be implemented prior to the first use the plant compound and shall thereafter be retained and maintained in situ.

Reason - To ensure there is sufficient cycles 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).

Informatives

Biodiversity Gain Condition

Paragraph 12 and Part 1A of Schedule 7A of the Town and Country Planning Act 1990 makes provisi for the planning authority in relation to the Biodiversity Gain Plan.

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted an approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan (using the DEFRA template) to the planning autho in writing, no earlier than the day after planning permission has been granted. The use of the Biodiver Gain Plan template is strongly encouraged to bring together the required information into one docume for approval.

Under paragraph 14(2) of Schedule 7A, a Biodiversity Gain Plan must include the following matters:

- information about the steps taken or to be taken to minimise the adverse effect of the development o the biodiversity of the onsite habitat and any other habitat;

- the pre-development biodiversity value of the onsite habitat;

- the post-development biodiversity value of the onsite habitat;

- any registered off-site biodiversity gain allocated to the development and the biodiversity; and

- any biodiversity credits purchased for the development.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- name and address of the person completing the Plan, and (if different) the person submitting the Pla

- a description of the development and planning permission reference number (to which the plan relat

- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;

- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the relevant date, and post-developm biodiversity value;

- a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintain for at least 30 years after the development is completed);

- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and reason for that;

- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction North;

- a description of any irreplaceable habitat on the land to which the plan relates which exist on the rele date, and any part of the development for which planning permission is granted where the onsite habi that part is irreplaceable habitat arrangements for compensation for any impact the development has the biodiversity of the irreplaceable habitat; and

- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value o onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of th Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (England) Regulations 2012 (as amended), which covers fees for the written confirmation of complian with a condition or conditions attached to a grant of planning permission.

The applicant must seek ecological advice should they find or suspect that the proposal will impact on protected species.

Highways Informative

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, s and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

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

PFR measures

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Culvert

MCC records highlight that the underground Corn Brook is located on site, while our records are frequ updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to rema observant and to take the appropriate safety precautions during excavation works. If any major unkno drainage assets are found beneath the site, then further investigation works should take place to ident the asset and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alteratio to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The developer can apply for land drainage consent (if required) via the following link: https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_l

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: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining

Please see information relating to mining in Appendix A.

Date: 28 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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

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