

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

Part 1 – Particulars of the application/development

Proposal:

Retrospective application for provision of two studio apartments (use class C3), regularisation of internal layout and external alterations, installation of two roof mounted and two ground level air conditioning units, reconfiguration of roof top terrace and balustrades and provision of car parking, bin storage and bike storage

Location:

587A, B & C Stockport Road Manchester M13 0RX

Application reference:

144698/FO/2025

Applicant:

Mr Kaleem Majid Longsight House limited

Date of application:

27 February 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Officers through engagement with the applicant's appointed agent have secured satisfactory amendments to the proposal thereby facilitating its positive assessment and determination.

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 received by the City Council as local planning authority on 5 May 2026:

As built site and floor plans Ref: PL04A

As built elevation, balustrade and cycle store Ref:PL05A.

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 for the City of Manchester

- 3) The materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing building.

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.

- 4) The retail premises shall not be open outside the following hours, unless otherwise agreed in writing by the City Council as local planning authority:

Monday to Friday : 8.00 am to 8.00pm

Saturdays: 8.00 am to 6.00pm;

Sundays and Bank Holidays: 10.00am to 4.00 pm.

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

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

Monday to Saturday: 07.30 - 20.00

Sunday and Bank holidays: no deliveries

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

- 6) a) Within 2 months of the date of the planning permission hereby granted, a noise insulation and ventilation scheme for acoustically insulating the residential accommodation against and external and internal noise sources, together with details of the performance of any glazing, shall be submitted to and approved in writing by the City Council as local planning authority.

The noise insulation and ventilation scheme shall take the potential for overheating into account. Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be achieved when providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB L_{Amax,F} by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

The development shall then be carried out in accordance with the approved noise insulation and ventilation scheme

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 for the City of Manchester, saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 7) Notwithstanding the detail of Technical Note – Noise Impact Assessment for Planning Purposes Ref: P5699/L01a/PJK dated 27 February 2026 and before the installation of external plant detailed on drawings referenced: As built site and floor plans Ref: PL04A and As built elevation, balustrade and cycle store Ref:PL05A, a scheme for the acoustic insulation and attenuation of the proposed equipment shall be submitted to the City Council as local planning authority. The scheme shall be related to a supplementary noise assessment relating to the impact of the operation of the external plant on the authorised residential units.

Externally mounted ancillary plant, equipment and servicing shall be acoustically treated in accordance with a scheme designed so as to achieve a noise level of 5dB below the existing background (LA90) in each octave band at the nearest noise sensitive location.

The development shall be implemented in full accordance with the approved scheme.

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 for the City of Manchester, saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 8) Within two months of the date of the planning permission hereby granted, the car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be laid out and made fully available for use and shall be retained thereafter for their intended purpose.

Reason - In the interest of highway safety and the free flow of traffic and in accordance with SP1, T1, T2 and DM1 of the Core Strategy for the City of Manchester and the National Planning Policy Framework and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 9) Within two months of the planning application hereby granted, the arrangement for cycle storage as detailed on approved drawings Ref: As built site and floor plans Ref:

PL04A and As built elevation, balustrade and cycle store Ref:PL05A shall be fully implemented and maintained in situ thereafter.

Reason - In order to ensure the provision of appropriate and secure cycle storage, pursuant to policies SP1, EN19, T1 and DM1 of the Core Strategy for the City of Manchester.

- 10) Within two months of the date of the planning permission hereby granted, a scheme shall be submitted to and approved in writing by the City Council as local planning authority detailing measures to secure the development and reduce to risk of crime. The scheme shall include confirmation that all locks, fittings, glazing, doors, windows and other security measures accords with Secure by Design or equivalent specifications. The approved details shall be implemented as part the development to and agreed timescale and maintained in situ thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and to guidance contained in the National Planning Policy Framework.

- 11) Within two months of the date of the planning permission hereby granted, a residential travel plan shall be submitted to and agreed in writing by the City Council as local planning authority. In this condition a travel plan means a document which includes:
- i) The measures proposed to be taken to reduce dependency on the private car by those [attending or] employed in the development
 - ii) A commitment to surveying the travel patterns of staff during the first three months of use of the development and thereafter from time to time
 - iii) Mechanisms for the implementation of the measures to reduce dependency on the private car
 - iv) Measures for the delivery of specified travel plan services
 - v) Measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

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 school, pursuant to policies SP1, T2 and DM1 of the Core Strategy for the City of Manchester and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 12) The development shall be implemented in accordance with the detail of drawings referenced: As built site and floor plans Ref: PL04A and As built elevation, balustrade and cycle store Ref:PL05A relating to the installation of the glazed balustrade to the rooftop terrace. Confirmation of the implementation of the installation of the balustrade shall be submitted to and approved in writing by the City Council as local planning authority within two months of the planning permission hereby being granted. The installed balustrade shall be maintained in situ thereafter.

Reason – To safeguard residential amenity and public safety and in the interests of the visual amenity of the area, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone and to guidance contained in the National Planning Policy Framework.

- 13) 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 authorised residential units hereby approved, 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) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

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 the City of Manchester and the guidance contained within the National Planning Policy Framework.

- 14) The planning permission hereby granted does not confer planning permission for the installation roller shutters for the installation of roller shutters to the external elevation the ground floor Class E units.

Reason - In the interests of visual amenity, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, saved policies DC26 of the Unitary Development

Plan and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 15) The planning permission hereby granted does not confer advertisement consent for the installation of signage to ground floor Class E units.

Reason - In the interests of visual amenity, pursuant to policies SP1, EN1 and DM1 of the Core Strategy for Manchester, saved policies DC26 of the Unitary Development Plan and policies JP-S1 and JP-P6 of the Sustainable Development Joint Development Plan Document - Places for Everyone.

- 16) The bathroom window(s) in the eastern elevation of Flats 1 and 4 and western elevation of Flats 3 and 6 of the development hereby approved shall be obscure glazed to a specification of no less than level 5 of the Pilkington Glass Scale or such other alternative equivalent and shall be retained as such thereafter.

Reason - In order to protect the amenity of neighbouring residents and in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester.

Informatives

Guidance

Guidance for developers can be found via the following link:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance

EA

Environment Agency Flood Warning and Met Office severe weather warnings: It is recommended that residents/building operators sign up for the Environment Agency Flood Warning service and Met Office severe weather warnings email alert service.

Drainage

Existing Surface Water Drainage System

If the applicant proposes to utilise the existing surface water drainage system, it is recommended that a survey of the existing drainage infrastructure is undertaken. Any identified remedial works should be completed, and an ongoing maintenance scheme should be established to ensure that the existing drainage system is fit for purpose for the lifetime of the development.

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: 29 May 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

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 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



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](https://www.mra.gov.uk)

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