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:

Retention of car park for a temporary period of 12 months

Location:

1 City Road East Manchester M15 4PN

Application reference:

144086/FO/2025

Applicant:

Chelsea Grieves Car Park Securities

Date of application:

11 November 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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

1) The permission hereby granted is for a limited period for 12 months only, expiring on 29 May 2027, and the use comprising the development for which permission is hereby granted is required to be discontinued on that date.

   Reason - The use hereby approved is of a temporary nature only and pursuant to Core Strategy Policies SP1, CC9, EN3 and DM1.

2) The structures hereby permitted shall be discontinued no later than the 29 May 2027 and the fixings and works comprising the development are required to be removed no later than one week from the use ceasing.

Reason - The use and buildings are required to cease and be removed from spite within a specified timescale in order to allow reinstatement of the site pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) More than two months prior to the expiration of the temporary period, a scheme to restore the land shall be submitted to and be approved in writing by the City Council as the Local Planning Authority. The scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity and to restore the recreational value of the site pursuant to policies SP1, EN9, EN10 and DM1 of the Manchester Core Strategy (2012).

4) The development hereby approved shall be carried out in accordance with the following drawings and documents:

- L(-1)000: Location Plan (Received 26/09/2025)
- L(-1)002 Rev 07: Site Plan Proposed (Received 05/05/2026)
- Covering Letter (Prepared by Davies Harrison; Dated 22/09/2025; Received 26/09/2025)
- Planning Statement (Prepared by GA Studio; Dated 26/09/2025; Received 26/09/2025)
- Drainage Strategy Report (Prepared by T J Booth Associates; Document Reference rep-tjba-cp securities ltd-city rd E car park-DSR-rev0-101025; Received 14/10/2025)
- Temporary Hoarding Design (Prepared by JC Consulting; Received 16/10/2025)
- Transport Technical Note Temporary Car Park (Prepared by SCP; Dated 01/10/2025; Report reference TR/SCP/251053/TN01; Received 02/10/2025)
- Operational Management Plan (Prepared by Carpark Securities; Received 14/10/2025)
- Site Management Strategy (Prepared by Carpark Securities; Received 13/02/2026)
- Air Quality Assessment (Prepared by Redmore Environmental; Report reference 10122r2; Dated 23/01/2026; Received 06/03/2026)

Marked as received by the City Council as Local Planning Authority on 26/09/2026, unless specified otherwise.

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.

5) Within one month of the date of this planning permission, evidence that the temporary car park hereby approved has been demarcated in accordance with drawing no.L(-

1)002 Rev 07 (Received by the Local Planning Authority on 05/05/2026), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be retained and maintained for the lifetime of the development thereafter.

Reason - To ensure the provision of clearly defined car parking spaces and aisles in the interest of the safe operation of the site and the protection of neighbouring amenity in accordance with Core Strategy Policy DM1, Saved Unitary Development Plan Policy DC26 and the National Planning Policy Framework.

6) Within one month of the date of this planning permission, evidence that the boundary treatment has been modified in accordance with drawing no.L(-1)002 Rev 07 (Received by the Local Planning Authority on 05/05/2026), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be retained and maintained for the lifetime of the development thereafter.

Reason - To ensure the application site is visually permeable in the interest of site security and to dissuade anti-social and criminal behaviour, pursuant to Core Strategy Policy DM1 and the National Planning Policy Framework.

7) Within one month of the date of this planning permission, a scheme that shall provide evidence that the temporary car park use hereby approved, has provided a dedicated pedestrian access in accordance with drawing no. L(-1)002 Rev 07 (Received by the Local Planning Authority on 05/05/2026), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be retained and maintained for the lifetime of the development thereafter.

Reason - To secure safe pedestrian access to the application site in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

8) Within two months of the date of this planning permission, evidence that the car park has been surfaced in tarmac and the disabled access bays have been made available for use in accordance with drawing no.L(-1)002 Rev 07 (Received by the Local Planning Authority on 05/05/2026), shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be retained and maintained for the lifetime of the development thereafter.

Reason - In the interest of ensuring adequate disabled access parking provision on site in accordance with Core Strategy Policies CC10 and DM1, and the National Planning Policy Framework.

9) Within one month of the date of this planning permission, lighting and CCTV, as shown on drawing no. L(-1)002 Rev 07 (Received by the Local Planning Authority on 05/05/2026) and detailed in the submitted Site Management Strategy (Received 13/02/2026), shall be implemented on site and then be retained and maintained for the lifetime of the development thereafter.

Reason - In the interest of local safety and to deter anti-social and criminal behaviour in accordance with Core Strategy Policy DM1 and the National Planning Policy Framework.

10) The temporary surface car park use hereby approved, shall operate and be maintained in accordance with the submitted Site Management Strategy (Received 13/02/2026), Operational Management Plan (Received 14/10/2025) and drawing no. L(-1)002 Rev 07 (Received by the Local Planning Authority on 05/05/2026) for its lifetime.

Reason - To ensure the appearance of the application site is maintained to a high standard and to discourage anti-social and criminal behaviour on site in accordance with Core Strategy Policies SP1, EN1 and DM1, and the National Planning Policy Framework.

Informatives

Main River

The proposed site location is within 8 metres of a designated statutory main river. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- On or within 8 metres of a main river (16 metres if tidal).
- On or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal).
- On or within 16 metres of a sea defence.
- Involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert.
- In the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission.

For further guidance please visit https://www.gov.uk/guidance/flood-risk-activities-environmental-permits or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk

The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

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

Date: 29 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.