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:

Extension of rooftop including alterations to roof with conversion of floors 1 to 4 to form 8 residential apartments (Use Class C3a) and the formation of new residential entrance from Sickle Street, including associated works.

Location:

Floors 1-4 82 - 84 Market Street Manchester M1 1PD

Application reference:

144455/FO/2025

Applicant:

Cambridge Park Ltd

Date of application:

05 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

Condition(s) attached to this decision

0) In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

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: The site location plan referenced 25043 01 Rev A received by the City Council as local planning authority on 5 November 2025 The drawings referenced: 25043 11 Rev A 25043 12 Rev G 25043 13 Rev G 25043 14 Rev E 25043 15 Rev E 25043 16 Rev E 25043 17 Rev C 25043 18 25043 19 Rev D 25043 20 Rev E 25043 21 Rev A 25043 22 Rev A 25043 23 Received by the City Council as local planning authority on 2 April 2026 25043, The Design and Access Statement prepared by P4BA Rev D received by the City Council as local planning authority on 15 December 2025 The Air Quality and Odour Assessment prepared by

Miller Goodall received by the City Council as local planning authority on 5 November 2025 The Crime Impact Statement prepared by Greater Manchester Police Design for Security received by the City Council as local planning authority on 5 November 2025 The Energy Statement prepared by Base Energy received by the City Council as local planning authority on 5 November 2025 The Planning Statement prepared by Paul Butler Associates received by the City Council as local planning authority on 5 November 2025 The Noise Impact Assessment prepared by PDA Acoustic Consultants received by the City Council as local planning authority on 5 November 2025 The completed Waste Management Proforma received by the City Council as local planning authority on 5 November 2025 The Transport Statement prepared by Mode Transport Planning received by the City Council as local planning authority on 5 November 2025 The Framework Transport Plan prepared by Mode Transport Planning received by the City Council as local planning authority on 5 November 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.

3) No demolition of the existing building fabric on the site shall commence unless and until a Demolition and Construction Method Statement/ Management Plan has been submitted to and approved in writing by the City Council as Local Planning Authority. This should include a quality control/risk management strategy to ensure a robust approach to protecting the surrounding heritage assets during the works and also include the following details: - Display of an emergency contact number. - Detail the phasing and quantification / classification of vehicular activity associated with planned construction including commentary on types and frequency of vehicular demands together with evidence (including appropriate swept-path assessment) of satisfactory routeing both within the site and on the adjacent highway. - Detail on ongoing construction works and contractor parking in the locality. - A dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site. - Details of Wheel Washing. - Dust suppression measures. - Compound locations where relevant. - Location, removal and recycling of waste. - A routeing strategy for vehicles both within the site and on the adjacent highway - evidenced with appropriate swept-path assessment. - - Communication strategy with surrounding businesses which shall include details of how there will be engagement, consult and notify owners and occupiers during the works. - A community consultation plan. - Sheeting over of construction vehicles. - details of any hoardings, skips and/or scaffolding. 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 approved Method Statement shall be adhered to throughout the Demolition and Construction period. Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG).

4) (a) The details of the approved Waste Management Strategy (Drawing referenced 25043 13G received by the Local Planning Authority on 2 April 2026 and the completed waste proforma received by the Local Planning Authority on 5 November 2025) shall be implemented as part of the development and be in place prior to the first use of the development and shall remain in situ whilst the use or development is in operation. b) The details of the approved scheme shall be implemented as part 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, in order to ensure

that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

5) 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 approved in writing by the City Council as local planning authority. b) Prior to the first occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation. 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.

6) a) Prior to the first use of the development hereby approved, a scheme for boiler emissions and any other considerations, shall be submitted to and 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 verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation. Reason: In order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy.

7) a) i) Notwithstanding the details submitted with the application, prior to the commencement of any external works (including to the elevations and the roof) the following shall be submitted to and approved in writing by the Local Planning Authority: - hand sized samples and specifications of all materials to be used on all external elevations; - drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; - a programme for the production of the full sized sample panels and for submission of a strategy for quality control management; and - a full sample of a new window The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames a) ii) Notwithstanding the details submitted with the application, prior to the commencement of above ground development a Circular Economy Statement (Materials), to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the external works. b) The approved materials 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.

8) a) Prior to any works above the ground floor of the building, 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 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 LAmax,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 (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

9) Prior to the first occupation of the development hereby approved, details of the number, siting and appearance of bird and bat boxes at the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented and be in place prior to the first occupation of each building of the development hereby approved and shall thereafter be retained and maintained in situ. Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

10) Prior to the commencement of above ground works, details on the number, siting and appearance of swift bricks, including material samples, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and be retained and maintained thereafter. Prior to the first use occupation of the apartments hereby approved, a scheme to verify that the swift bricks approved under part a of this condition have been installed on site, shall be submitted to and approved in writing by the Local Planning Authority. Reason - In the interest of providing habitats for birds and bats and to improve the ecological value of the application site pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

11) a) Prior to the installation of the internal and external ventilation within the development hereby approved, either a scheme that demonstrates that the 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 the 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. b) Prior to the first operation of the equipment (part a), 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 ventilation equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 operation of the equipment and 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.

12) a) Prior to the removal of any render from the elevations of the building a method statement for the removal of render shall be submitted to and approved in writing by the City Council as local planning authority. b) The removal of the render shall be carried out fully in accordance with the approved method statement. c) The possibility of repairing and reinstating the brickwork shall be assessed and the extent of testing and removal shall be fully justified and full details of the extent of shall be submitted to and approved in writing by the City Council as local planning authority. d) The approved treatment of all areas currently covered in render shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved. Reason - In the interests of visual amenity, and because the proposed works affect a building within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) The development hereby approved shall include a building and site lighting scheme and a scheme for the illumination of external areas during the period between dusk and dawn. Full details of such a scheme shall be submitted for approval in writing by the City Council, as Local Planning Authority before the first occupation of the development hereby approved. The approved details shall be implemented in full prior to the first occupation of each building of the development 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 of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

14) a) No part of the development shall be occupied until the space and facilities for the parking of a minimum of 8 bicycles have been provided with at least one space provided within each apartment a shown on the drawings referenced 25043 13G, 14E, 15E and 16 E. b) No part of the development shall be occupied until the measures for cycles to access the apartments have been submitted to and approved in writing by the City Council as local planning authority. The approved spaces and facilities and access measures shall then be retained and permanently reserved for bicycle parking. Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

15) The development shall be carried out in accordance with the framework travel plan stamped as received by the City Council, as Local Planning Authority, on the 5 November 2025: 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 living at the development. ii. a commitment to surveying the travel patterns of residents during the first three months of the first use of the building 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 occupation of the building, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval 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 for occupants, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

16) Prior to the occupation of the development, a scheme of highway works, in order to provide an adequate pedestrian and vehicular environment in the vicinity of the application site, shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include the following: a) The proposed new ground floor doorway. b) The dropped kerb adjacent the proposed main entrance. c) The repaving and realignment of the adopted highway. d) The relocation/installation of bollards e) Changes to the TRO The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ. 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)

17) The development shall be carried out in accordance with sections 4.3 and 5 of the Crime Impact Statement referenced 2024/0443/02, version A - dated 22.10.25. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation that these measures have been complied with. The security measures installed shall be maintained for the duration of the use. 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

18) 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 - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

19) 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). Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

20) The development hereby approved shall include for full disabled access to be provided to the external areas of the apartment building. All apartments should be constructed to M (4) 2 standard. Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

21) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no further development in the form of upward extensions to the building shall be undertaken other than that expressly authorised by the granting of planning permission. Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development in located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

22) 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 windows shall be inserted into the elevations of the apartment building hereby approved other than those shown on the approved drawings outlined in condition 2. Reason - In the interests of residential amenity pursuant to policy SP1 and DM1 of the Core Strategy for the City of Manchester.

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

Date: 23 June 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.