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:

Elevational alterations comprising of installation of new entrance, louvred screens, new windows and doors, and cycle racks.

Location:

Y Club Liverpool Road Manchester M3 4JR

Application reference:

PLA-2026-000345

Applicant:

Manchester YMCA

Date of application:

14 May 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 Manchester City Council as the Local Planning Authority on 14 May 2026:

   - Site Location Plan 4812-BDP-ZZ-XX-D-A-000002 P01
   - Proposed Site Plan 4812-BDP-ZZ-XX-D-A-000003 P01
   - Proposed Lower Ground Floor GA 4812-BDP-XX-XX-D-A-000017 P02
   - Proposed West Elevation 4812-BDP-XX-XX-D-A-001018 P02
   - Proposed South Elevation 4812-BDP-XX-XX-D-A-001017 P02
   - Proposed East Elevation 4812-BDP-XX-XX-D-A-001016 P03

- Proposed Entrance Curtain Wall - Bay Study 4812-BDP-XX-XX-D-A-210001 P03
- Proposed Perforated Screen - Bay Study 4812-BDP-XX-XX-D-A-210002 P03
- Proposed Glazed Panel - Bay Study 4812-BDP-XX-XX-D-A-210003 P03
- External Materials Schedule 4812-BDP-ZZ-ZZ-SH-A-120005 P02
- Design and Access Statement, prepared by BDP
- Flood Risk Assessment, prepared by BDP
- Acoustic Note, prepared by BDP
- Heritage Statement, prepared by Pegasus Group

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) The development shall be carried out in accordance with the details outlined in the Acoustic Note produced by BDP dated 27 April 2026, received by the City Council as Local Planning Authority on 14 May 2026.

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.

4) Notwithstanding the details as set out in condition 2 above, including 'External Materials Schedule 4812-BDP-ZZ-ZZ-SH-A-120005 P02' received by Manchester City Council as the Local Planning Authority on 14 May 2026, no above ground construction works shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby approved, apart from the Decorative Perforated Metal Panel System which shall be covered by condition 5, 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.

5) Notwithstanding the details as set out in condition 2 above, including 'External Materials Schedule 4812-BDP-ZZ-ZZ-SH-A-120005 P02' received by Manchester City Council as the Local Planning Authority on 14 May 2026, prior to the installation of the Decorative Perforated Metal Panel System, the full and final details and a sample of the design, finish and material of the Decorative Perforated Metal Panel

System shall be submitted to and be approved in writing by the Local Planning Authority.

The development shall then be carried out in accordance with the approved details/sample.

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.

6) The construction phase of the development shall be carried out in accordance with the Construction Management section outlined in the Planning Note produced by BDP dated 13 May 2026, received by the City Council as Local Planning Authority on 14 May 2026.

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

7) The cycle stands, as shown on 'Proposed South Elevation 4812-BDP-XX-XX-D-A-001017 P02' and ' Proposed East Elevation 4812-BDP-XX-XX-D-A-001016 P03' received by Manchester City Council as the Local Planning Authority on 14 May 2026, shall be implemented as a part of the development 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

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

Property Flood Resilience (PFR) measures

The applicant is advised to incorporate Property Flood Resilience (PFR) measures informed by a PFR survey and drainage survey to a minimum of 600mm above existing ground levels. The building has signed up for the nearby River Medlock at Manchester City Centre flood warning area and considered an evacuation plan.

Highway Licensing

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

Temporary pedestrian and traffic management

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

Advertisements

Any externally mounted advertisements shown on any drawings or documents are not granted consent under the planning permission. They shall require either advertisement consent to be granted for these advertisements, or confirmation from the Local Planning Authority that they are covered under deemed consent.

Mining

Please see information relating to mining in Appendix A.

Date: 09 July 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