

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:

Elevational alterations consisting of recladding elements of levels 4 & 5

Location:

Agecroft House 34 Copperas Street Manchester M4 1HQ

Application reference:

145518/FO/2026

Applicant:

Mr Duncan Westbrook Agecroft Investment Co Ltd

Date of application:

18 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 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, documents and correspondence received by Manchester City Council as the Local Planning Authority:

Plans

- Location Plan
- AH-AFL-ZZ-XX-DR-A-00100 rev P4
- AH-AFL-ZZ-04-DR-A-20104 rev P3
- AH-AFL-ZZ-05-DR-A-20105 rev P3
- AH-AFL-ZZ-ZZ-DR-A-20200 rev P3
- AH-AFL-ZZ-ZZ-DR-A-20201 rev P3
- AH-AFL-ZZ-EL-DR-A-20202 rev P2
- AH-AFL-ZZ-ZZ-DR-A-67200 rev P3
- AH-AFL-ZZ-ZZ-DR-A-67201 rev P3
- AH-AFL-ZZ-EL-DR-A-67202 rev P2
- AH-AFL-ZZ-ZZ-DR-A-67400 rev P3

All received 02/07/2026

- AH-AFL-ZZ-ZZ-DR-A-21400 P5
- AH-AFL-XX-XX-DR-A-21401 P5
- AH-AFL-XX-XX-DR-A-21402 P2
- AH-AFL-XX-XX-DR-A-21403 P2
- AH-AFL-XX-XX-DR-A-21404 P1

All received 02/07/2026

Documents

- Design and Access Statement Document ref: AH-AFL-XX-XX-DAS-A-21001-P1
- Risk Associated with Site Works: Project Number: 254108, General Risk Assessment Summary: 254108-AH-AFL-XX-ZZ-RP-A-81001 Revision: P1 10-09-2025

- Risk Assessment: Project Number: 254108 Specific Risk Assessment Schedule: 254108-AH-AFL-XX-ZZ-SH-A-81002 Revision: P1 11-09-2025

- Fire Risk Appraisal for External Walls (FRAEW) carried out by OCTA Fire Engineering [Ref: OF00178 version 01 dated 25-02-2025]

All received 25/03/2026

- HERITAGE & DESIGN ACCESS STATEMENT dated May 2026

All received 18/05/2026

Correspondence

- RE: Acoustic Performance received 03/07/2026

- RE: Cladding Finish received 07/07/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Plan Policies JP-Strat2, JP-S1, JP-S4, JP-P1, JP-P2, JP-P6 and JP-C5; Core Strategy Policies SP1, CC9, T1, EN1, EN3, EN19 and DM1; saved UDP Policies DC18, DC19, DC22 and DC26; Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 8, 12 and 16 of the NPPF.

3) a) The cladding applied to the external elevations of the development shall be carried out in accordance with the D Facades aluminium cassette non-combustible metal cladding system approved by the City Council as the local planning authority.

b) The fixing details of the cladding applied to the external elevations of the development shall be carried out in accordance with the following drawings approved by the City Council as the local planning authority:

- AH-AFL-ZZ-ZZ-DR-A-21400 P5

- AH-AFL-XX-XX-DR-A-21401 P5
- AH-AFL-XX-XX-DR-A-21402 P2
- AH-AFL-XX-XX-DR-A-21403 P2
- AH-AFL-XX-XX-DR-A-21404 P1

All received 02/07/2026

c) Prior to the replacement of the cladding, a sample of the Interpon cladding shall be submitted to and approved in writing by the City Council as Local Planning authority. The approved sample shall be implemented as part of the development and remain in-situ thereafter.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

- 4) 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:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- Details of an emergency contact telephone number;
- A community consultation plan; and
- Sheeting of construction vehicles. The development shall only be carried out in accordance with the approved management plan.
- Detail of phasing and quantification / classification of vehicular activity associated with planned construction. This should include 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.
- Traffic management plans should include any effects on the surrounding roads.

- The document should also consider ongoing construction works and contractor parking in the locality.

The details of the approved CMP shall be implemented throughout the construction of the development.

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

5) a) Notwithstanding the details of Condition 2 above, the acoustic performance of the cladding hereby approved will achieve the same levels of acoustic insulation for breakout noise as the cladding to be replaced in accordance with correspondence received 03/07/2026 RE: acoustic insulation.

b) Prior to the commencement of the works, an acoustic study of the cladding to be replaced shall be undertaken to record the acoustic performance of the cladding with respect to the levels of acoustic insulation for breakout noise.

c) Within two months from the completion of the works, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the approved replacement cladding achieves the same levels of acoustic insulation for breakout noise as the former cladding.

d) In the event of non-conformity with the levels of acoustic insulation for breakout noise recorded in the verification report approved under Condition 5c of this permission, then a scheme to achieve conformity, including a timescale for implementation, shall be submitted to and be approved in writing by the Local Planning Authority. Any agreed measures/changes shall continue until conformity has been achieved.

Reason - To ensure residents do not suffer increased noise disamenity as a result of the works. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP

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

Highways Licensing

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applications and Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Local Engagement

The applicant/agent/contractor should, at an early stage, consult and coordinate with all businesses Edge Street including residents of the proposed development. This engagement should ensure that all affected parties are fully informed of the proposed works, including the nature of the works, timing, and how they may impact business operations. The applicant/agent should also seek feedback from these businesses and take appropriate action to address their concerns. This is to ensure that all necessary measures are implemented to minimise disruption and prevent any issues arising, in the interest of maintaining highway safety.

Considerate Contractors

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.

Date: 13 July 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

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.