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:

Proposed installation of decorative metal screening and 2no. chillers, associated structural plinths and pipework.

Location:

Ground Floor 1 Balloon Street Manchester M4 4BE

Application reference:

145677/FO/2026

Applicant:

Mr Daniel Edwards Wittington Investments (Properties) Limited C/o Avery Row Management Limited

Date of application:

21 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 and documents received by Manchester City Council as the Local Planning Authority:

   Plans

• Proposed Site Sections al(05)022 drawing rev P02

All received 14/04/2026

• Tree Constraint Plan dated 18/05/2026

• Tree Protection Plan dated 18/05/2026

All received 18/05/2026

• Location Plan al(05)001 drawing rev P02

All received 21/05/2026

- Proposed Plans and Elevations 0276- al(05)020 drawing rev P04

- Proposed Detailed Elevations 0276- al(05)021 drawing rev P04

All received 30/06/2026

Documents

- Design and Access Statement Issue P-04 prepared by bridge architects

- Heritage Statement dated 01 April 2026 prepared by Paul Butler Associates

- Noise Impact Assessment (Sandy Brown assessment Reference 026813-R01-C dated 6 January 2026)

All received 14/04/2026

• UTM-2026-BS5837-001 (1 Balloon Street) Arboricultural Impact Assessment, prepared by URBAN TREE MANAGEMENT

• UTM-2026-AMS-001 (1 Balloon Street) Arboricultural Method Statement, prepared by URBAN TREE MANAGEMENT

All received 18/05/2026

- The additional noise calculations assessment provided by Sandy Brown dated 29/06/2026.

- Replacement chiller plant and decorative screening installation 1 Balloon Street, Manchester | Screen design options appraisal ISSUE P-01 referenced 0276 – REP03_DA

All received 29/06/2026

Correspondence

• RE: Security Arrangements

All received 11/06/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-G7, JP-G8, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC9, EN1, EN3, EN9, and DM1; and saved UDP Policies DC18, DC19, DC22 and DC26; Sections 12, 15, and 16 of the NPPF; as well as Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990

3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of development, full and final details of the perforated plant screen shall be submitted for approval by the City Council as Local Planning Authority.

This shall include:

A detailed finalised design for the screen artwork

A sample of the screen material in a powdercoated RAL 6009 HR Fir Green colour

The approved details shall be implemented as part of the development.

Reason - To ensure the appearance of the plant screen to be erected is not adversely affected by the materials to be used in its construction. Pursuant to PfE Policies JP-P1 and JP-Strat2; Core Strategy policies SP1, CC9, EN1, EN3 and DM1; Saved UDP Policies DC18 and DC19; as well as Sections 12 and 16 of the NPPF; as well as Sections 66 and 72 of Listed Buildings and Conservation Areas Act 1990.

4) a. The plant and enclosure shall be installed in accordance with the details of the Noise Impact Assessment (Sandy Brown assessment Reference 026813-R01-C dated 6 January 2026) document, as well as the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 and remain operational thereafter so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, aside from the floor 3 windows as specified in the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 where they shall achieve a rating level of 3dB (LAeq) below the typical background (LA90) level.

b. Prior to the first operation of the plant and enclosure, 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 plant and enclosure achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, aside from the floor 3 windows as specified in the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 where the verification report shall validate that the plant and enclosure achieves a rating level of 3dB (LAeq) below the typical background (LA90) level..

c. In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level, or in the event of non-conformity at the floor 3 windows as specified in the additional noise calculations assessment provided by Sandy Brown dated 29/06/2026 with a rating level of 3dB (LAeq) below the typical background (LA90) level, 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 plant and enclosure 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.

5) The proposed development shall be carried out in accordance with the details of the following documents received by the Local Planning Authority on 18/05/2026 with respect to the retained tree:

• UTM-2026-BS5837-001 (1 Balloon Street) Arboricultural Impact Assessment, prepared by URBAN TREE MANAGEMENT

• UTM-2026-AMS-001 (1 Balloon Street) Arboricultural Method Statement, prepared by URBAN TREE MANAGEMENT

• Tree Constraint Plan dated 18/05/2026

• Tree Protection Plan dated 18/05/2026

The works shall also be carried out in accordance with British Standard 3998: Tree Work.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies Places for Everyone Policies JP-G7 and JP-G8; Core Strategy Policies SP1, EN9 and DM1; and Section 15 of the NPPF

6) Pursuant to the details submitted under condition 5, in this condition "retained tree" means an existing tree, shrub or hedge which is to be retained as shown on the Proposed Plans and Elevations 0276- al(05)020 drawing rev P04 and referred to as “T001 — Tree of Heaven (Ailanthus altissima), BS5837 Category B2” within the UTM-2026-BS5837-001 (1 Balloon Street) Arboricultural Impact Assessment and the UTM-2026-AMS-001 (1 Balloon Street) Arboricultural Method Statement, both prepared by URBAN TREE MANAGEMENT received by the Local Planning Authority on 18 May 2026; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and

particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars and details in the Arboricultural Appraisal before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority. Photographic evidence of the protection measures in place shall be submitted to and approved in writing by the local before works commence on site.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with Places for Everyone Policies JP-G7 and JP-G8; Core Strategy Policies SP1, EN9 and DM1; and Section 15 of the NPPF.

7) Prior to the commencement of any works, a detailed Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

o Vehicular type and frequency associated with the construction works;

o swept-path assessment of construction vehicles accessing the site, manoeuvring and exiting in a forward gear;

o routeing of construction vehicle both within the site and on the adjacent highway.

o Dust, noise and vibration mitigation;

o Consideration of ongoing construction works and contractor parking in the locality.

o a dilapidation survey which should include photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.

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 construction of the development shall then be carried out in accordance with the approved plan.

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

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

Mining

Please see information relating to mining in Appendix A.

Date: 15 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