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:

Recladding and replacement of roofs at blocks 2 and 6.

Location:

Victoria Point 44 Hathersage Road Manchester M13 0FT

Application reference:

PLA-2026-000569

Applicant:

Empiric Student Property PLC

Date of application:

03 June 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Issues have arisen during the consideration of this application and the officer negotiated with the agent to reach a satisfactory resolution.

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:

Covering letter titled ‘FULL PLANNING APPLICATION RELATING TO THE INTERIM RE-CLADDING AND REPLACEMENT OF ROOFS AT BLOCKS 2 AND 6 AT VICTORIA POINT, 44 HATHERSAGE ROAD, MANCHESTER’, received by the City Council as Local Planning Authority on 3 June 2026.

‘Victoria Point Manchester – Block 2 and 6 Reclad – Design & Access Statement P02’, received by the City Council as Local Planning Authority on 3 June 2026.

‘Block 2 and 6 Reclad – Proposed Block 2 Bay Study’, numbered ‘0814-BPA-ZZ-ZZ-DR-A-4024 P01’, received by the City Council as Local Planning Authority on 3 June 2026.

‘Block 2 and 6 Reclad – Proposed Block 2 Elevations’, numbered ‘0814-BPA-ZZ-ZZ-DR-A-1261 P01’, received by the City Council as Local Planning Authority on 3 June 2026.

‘Block 2 and 6 Reclad – Proposed Block 2 Visualisation’, numbered ‘0814-BPA-ZZ-ZZ-DR-A-4360 P01’, received by the City Council as Local Planning Authority on 3 June 2026.

‘Block 2 and 6 Reclad – Proposed Block 6 Bay Study’, numbered ‘0814-BPA-ZZ-ZZ-DR-A-4026 P01’, received by the City Council as Local Planning Authority on 3 June 2026.

‘Block 2 and 6 Reclad – Proposed Block 6 Elevations’, numbered ‘0814-BPA-ZZ-ZZ-DR-A-1265 P01’, received by the City Council as Local Planning Authority on 3 June 2026.

‘Block 2 and 6 Reclad – Proposed Block 6 Visualisation’, numbered ‘0814-BPA-ZZ-ZZ-DR-A-4361 P01’, received by the City Council as Local Planning Authority on 3 June 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans,

pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3) Notwithstanding the details included within the plans and documents listed under condition no.2 of this approval, no above-ground construction works shall take place until samples and/or specifications of all materials to be used on the external elevations of the development hereby approved have been submitted to and approved in writing by the City Council as Local Planning Authority.

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

Reason - To ensure there is no resulting harm to the setting of the nearby Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

4) Notwithstanding the details included within the plans and documents listed under condition no.2 of this approval, no above-ground construction works shall take place until details of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

a) Details of the jointing pattern and fixing of any cladding material,

b) Details of window reveals and soffits,

c) Details of how any cladding material will be treated to mitigate staining and weathering together with a management and maintenance scheme.

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

Reason - To ensure there is no resulting harm to the setting of the nearby Listed Building, pursuant to saved policy DC19 of the Unitary Development Plan, policies DM1 and EN3 of the Manchester Core Strategy, policy JP-P2 of the Places for Everyone Joint Development Plan Document, and chapter 16 of the National Planning Policy Framework.

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

Flood Resilience Measures

The applicant is advised to incorporate Property Flood Resilience (PFR) measures to a minimum of 150mm above the surface water flood level or a minimum of 600mm above the fluvial flood level.

Culvert

MCC records highlight that the underground Malkin Brook Sewer / Rush Brook is located within close proximity to the site (approximately 66 m to the South of the site), while our records are frequently upd to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all culverted assets. Therefore, we would request that the applicant informs the onsite contractor to remain observa and to take the appropriate safety precautions during excavation works. If any major unknown drainag assets are found beneath the site, then further investigation works should take place to identify the as and MCC Lead Local Flood Authority (LLFA) should be contacted immediately. Any alterations to an ordinary watercourse will require consent from MCC LLFA under Land Drainage Act 1991. The develo can apply for land drainage consent (if required) via the following link: https://manchester.portal.uk.empro.verintcloudservices.com/site/myaccount/request/pr_watercourse_l

Mining
Please see information relating to mining in Appendix A.

Date: 22 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