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:

Erection of part three/part two storey extension to form entrance and stairway together with the formation of a roof terrace following demolition of existing extensions

Location:

Army Reserve Centre Ardwick Green North Manchester M12 6HD

Application reference:

143236/FO/2025

Applicant:

Rev. Mark Roper Manchester City Centre Resource Church Trust (Fabric Church)

Date of application:

07 July 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

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. In this case negotiations took place in relation to the design of the proposed structure and associated works that affect the Listed Building.. The applicant has also been advised of a number of pre-development conditions which have been agreed.

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:

   Drawing numbered 2411-SKM-Z0-ZZ-D-A-009001 rev P01, and Stephen Levrant Heritage Statement, dated June 2024, stamped as received by the City Council, as Local Planning Authority on 17 June 2025.

Letter from Ashton Hale, dated 25 November 2025 and shedkm 'Response to planning consultee feedback' document dated 11 November 2025 (ref: 2411-SKM-Z0-XX-T-A-099002 rev P02), stamped as received by the City Council, as Local Planning Authority on 25 November 2025.

Drawings numbered 2411-SKM-Z0-XX-D-A-039200 rev P03, 2411-SKM-Z0-00-D-A-039100 rev P04, 2411-SKM-Z0-01-D-A-039101 rev P03, 2411-SKM-Z0-02-D-A-039102 rev P03, 2411-SKM-Z0-03-D-A-039103 rev P03, 2411-SKM-Z0-ZZ-D-A-039105 rev P03, 2411-SKM-Z0-XX-D-A-039300 rev P03, 2411-SKM-Z0-XX-D-A-039301 rev P03, 2411-SKM-Z0-XX-D-A-039302 rev P03 and 2411-SKM-Z0-XX-D-A-039303, stamped as received by the City Council, as Local Planning Authority on 15 April 2026.

Drawing numbered 2411-SKM-Z0-ZZ-D-A-009106 rev P01, stamped as received by the City Council, as Local Planning Authority on 5 May 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) The premises shall only operate in accordance with the following hours:

Sunday - 8.30am to 3.00pm

Monday - 1.00pm to 5.30pm

Tuesday & Wednesday - 9.30am to 5.30pm

Thursday - 12pm to 5pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with policies SP1 and DM1 of the Core Strategy for the City of Manchester and saved policy DC26 of the Unitary Development Plan for the City of Manchester

4) a) Before the development hereby approved commences, the measures for investigating the site identified in the submitted Site Investigation (Sub Surface North West Desk Study, Ref. 8032, dated September 2024) shall be carried out, and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

This should include submission of the ground gas meter calibration certificate for the monitoring period (09/09/24 - 06/12/24)

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out prior to occupation in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

5) Prior to the commencement of the development hereby approved, a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Display of an emergency contact number;

- Hours of working;

- Dust suppression measures;

- Measures to control noise and vibration;

- Compound locations where relevant;

- A community consultation plan

- Sheeting over of construction vehicles.

- The duration/phasing of construction works and associated vehicle trips;

- Routing of construction traffic and associated swept-path assessment;

- Details of the location and arrangements for contractor parking;

- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage, site hoarding/fencing and loading/unloading areas.

- Management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;

- Highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy.

6) a) The extended premises, subject of this application, shall be acoustically insulated and treated to limit the break out of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as Local Planning Authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the verification report shall be detailed along with any measures required to be undertaken prior to occupation of the development to ensure compliance with the internal noise criteria.

Reason - To safeguard the amenities of the occupiers of the building and occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

7) Prior to first use, of the external roof terrace, a schedule of days and hours of operation shall be submitted to and approved in writing by the City Council as Local Planning Authority and shall include confirmation that there would be no use of amplified sound or any music in these external areas at any time. The roof terrace shall thereafter operate only in accordance with these approved details.

Reason - To safeguard the amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

8) a) Any externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in preexisting background noise levels around the site, pursuant to policies SP1 and DM1, of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for the City of Manchester.

9) a) Any external lighting installed shall be designed and installed in accordance with a scheme submitted to and approved in writing by the City Council as Local Planning Authority, prior to the use of such lighting commencing, so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

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

10) Prior to any above ground works commencing on site, further details of the proposed planters, adjacent to access point off Downing Street, and any revisions to the approved cycle storage provision on site, shall be submitted to, and approved in witing by the City Council, as Local Planning Authority

Reason – In order to ensure that new planters located adjacent to the proposed extension do not impact upon vehicular access to the adjacent neighbouring land, do not affect visibility at the access point off Downing Street, and do not result in the loss of any cycle storage provision on site, pursuant to policies SP1 and DM1, of the Manchester Core Strategy

11) No above ground construction works shall take place until details/samples of the materials/finishes to be used in the construction of the external surfaces 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 - 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.

12) Notwithstanding the details provided in the approved drawings and documents, prior to the application of any of the internal finishes listed below, material samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of product specification, physical samples and scaled drawings as appropriate of the following:

· a) any new joinery

· b) doors including fixtures and fittings

· c) glazed screens

· d) light fixtures

· e) paintwork

· f) plasterwork

· g) sanitary finishes

· h) floor finishes

· i) heating goods

· j) trunking

· k) ductwork

· l) windows including fixtures and fittings

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

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details provided in the approved drawings and documents, prior any above ground works commencing on site, the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreed details shall be incorporated into the development and thereafter be retained as approved throughout the life of the development:

· Full schedule of works of repair and refurbishment.

· Elevation drawing and section at 1:5 of proposed new glazing to entrance stairwell.

· Elevation of stair and details of finishes to new internal to lobby in drill hall.

· Elevations, section and specification of gates to front entrance from Ardwick Green.

· Plans showing M&E Services.

· Detail specification of railings and finish to proposed roof terrace.

Reason - Because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character, appearance and fabric of this building in accordance with policies EN1, EN3, SP1 and DM1 and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details indicated on the approved plans, no illuminated signage is authorised by this planning permission.

Reason - The introduction of illuminated signage on site would require an application for advertisement consent, pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy E3.3 of the Unitary Development Plan 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

Mining

Please see information relating to mining in Appendix A.

Date: 23 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