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:

Variation of Condition 2 (specified Plans), 5 (accessible parking spaces), 6 (cycle parking), 7 (landscaping), and 16 (waste management) attached to Planning Permission 142986/VO/2025 to allow elevational changes including material change, roof mounted PV, changes to external plant enclosure including addition of floor mounted external condensing unit/cages, alterations to cycle parking provision, amendments to parking layout and hard and soft landscaping including alteration to pedestrian entrance and movement of position of main entrance.

Location:

Field Of Os South Of Claridge Road Manchester

Application reference:

PLA-2026-000504

Applicant:

Patrick Barber Manchester City Council

Date of application:

23 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 / agent in a positive and proactive manner to guide the application through all stages of the planning process and resolve any issues that arose in dealing with the planning application.

Condition(s) attached to this decision

1) The development must be begun not later than 1 August 2028.

   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:

   Drawings referenced 23519-0222-P00 (Location Plan), received by the City Council as Local Planning Authority on 19 May 2025 and drawings referenced PTK-A1-00-

D-A-1001/C)2 (GA Ground Floor Plan), PTK-A1-00-D-A-2001/C02 (GA elevations), PTK-A1-01-D-A-1002/C)1 (roof plan) and PTK-A1-00-D-A-1803/C01 (proposed site plan), received by the City Council as Local Planning Authority on 28 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) Notwithstanding details submitted, no above ground development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be implemented in accordance with the agreed details.

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

4) The development hereby approved shall only be implemented in accordance with the details contained with the Construction Environment and Management Plan, received by the City Council as Local Planning Authority on 26 February 2026, agreed as part of condition discharge application referenced CDN/26/0051.

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

5) The accessible car parking spaces indicated on drawing referenced PTK-A1-00-D-A-1803/C01 (proposed site plan), received by the City Council as Local Planning Authority on 28 May 2026 shall be surfaced, demarcated and made available for use prior to the development hereby approved being occupied. The parking spaces shall be available for disabled users at all times whilst the development is occupied.

Reason - To ensure that there is adequate accessible car parking for the development proposed when the building is occupied, pursuant to policies DM1, T2 and SP1 of the Manchester Core Strategy.

6) The development hereby approved shall only be implemented in accordance with the cycle parking details show on drawing referenced PTK-A1-00-D-A-1803/C01 (proposed site plan), received by the City Council as Local Planning Authority on 28

May 2026. The approved space and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to mode of transport in order to comply with policies SP1, T1 and DM1 of the Manchester Core Strategy.

7) The development hereby approved shall only be implemented in accordance with the landscaping scheme shown on drawing referenced PTK-A1-00-D-A-1803/C01 (proposed site plan), received by the City Council as Local Planning Authority on 28 May 2026. The approved scheme shall be implemented not later than 12 months from the date the buildings is first occupied. If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Manchester Core Strategy.

8) Notwithstanding details submitted, no above ground development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment/gates (including fencing internal to the site and acoustic fencing to the southern boundary) to be erected. The boundary treatment/gates shall be completed before the building hereby approved is occupied. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

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

9) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998" Recommendations for 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 EN9 and EN15 of the Manchester Core Strategy.

10) (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than those identified with the Arboricultural Implications Assessment, produced by Ascerta (Ref: P.2064.24), received by the City Council, as Local Planning Authority on 23 June 2025.

(b) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars 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.

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 EN9 and EN15 of the Manchester Core Strategy.

11) No demolition works or vegetation clearance shall take place during the optimum period for bird nesting (March - September inclusive) unless nesting birds have been shown to be absent, or, a method statement for the demolition including for the protection of any nesting birds is agreed in writing by the City Council, Local Planning Authority. Any method statement shall then be implemented for the duration of the demolition works.

Reason - In order to protect wildlife from works that may impact on their habitats pursuant to policy EN15 of the Manchester Core Strategy.

12) Site clearance or earthworks shall only be implemented in accordance with the details contained within the submitted Ecological Mitigation Enhancement and Management Plan prepared by Arbtech (Issue 1.0), received by the City Council as Local Planning Authority on 12 February 2026, as agreed as part of condition discharge application referenced CDN/26/0144.

Reason - To ensure the protection of habitat of species that are protected under the Wildlife and Countryside Act 1981 or as subsequently amended and to comply with policy EN15 of the Manchester Core Strategy.

13) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Ecological Mitigation Enhancement and Management Plan prepared by Arbtech (Issue 1.0), received by the City Council as Local Planning Authority on 12 February 2026, as agreed as part of condition discharge application referenced CDN/26/0144.

Reason -To mitigate the loss of vegetation and to promote biodiversity, pursuant to policy EN15 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

14) The development hereby approved shall include a scheme for the illumination of external areas during the period between dusk and dawn. Prior to the first occupation of each phase (save for the enabling works phase), full details of such a scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of each phase and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using and ensure that lighting is installed which is sensitive to the bat environment the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Manchester Core Strategy.

15) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the City Council as Local Planning Authority.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

16) Notwithstanding details shown on drawing referenced PTK-A1-00-D-A-1803/C01 (proposed site plan), received by the City Council as Local Planning Authority on 28 May 2026, the development hereby approved shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. No bins shall be stored outside the curtilage of the site other than on the day of collection.

Reason - In the interests of public health and residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

17) The use hereby approved shall not not be operational outside of hours to be first submitted to and approved in writing by the Local Planning Authority. The approved hours shall thereafter be adhered to at all times.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

18) In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as Local Planning Authority and the development shall be carried out in accordance with the

agreed Remediation Strategy and validated. If no contamination is found, then a post- completion report shall be submitted to evidence this prior to occupation of the development.

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 EN18 of the Manchester Core Strategy.

19) Any soils imported for use in the landscaped area shall be validated as suitable for use and a minimum of 300mm subsoil and topsoil over a no dig marker layer shall be placed. Prior to occupation a post completion report shall be submitted to and agreed in writing by the City Council as the Local Planning Authority to evidence this.

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 EN18 of the Manchester Core Strategy.

20) Prior to the commencement of above ground works, full details of all necessary off-site highway works shall be submitted to and approved in writing by the City Council as Local Planning Authority and be implemented in accordance with a timescale to

be agreed by the City Council as Local Planning Authority. Such works should include:

-Works to facilitate a vehicular access to the site from Claridge Road, including dropped kerb;

-H bar markings across the vehicular access from Claridge Road.

Reason - In the interests of highway safety and amenity, pursuant to Policies DM1 and SP1 of the Manchester Core Strategy.

21) A detailed Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority prior to first occupancy of the units hereby approved. In this condition a Travel Plan means a document which includes:

(1) The measures proposed to be taken to reduce dependency on the private car by those attending or employed in the development;

(2) A commitment to surveying the travel patterns of staff and customers during the first three months of the development and thereafter from time to time;

(3) Mechanisms for the implementation of the measures to reduce dependency on the private car; and

(4) Measures for the delivery of specified travel plan services; and measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (2) above shall be submitted to the City Council as local planning authority for approval. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To reduce dependency on the car travel and to promote alternative means of transport, pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

22) a) The building hereby approved shall be acoustically insulated and treated to limit the break-out of noise with a noise study of the premises and a scheme of acoustic treatment shall be 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.

b) Upon completion of the development and within 3 months of first occupation, a Verification Report is 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 has 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 - In order to safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

23) a) The building hereby approved shall be acoustically insulated and treated to limit the break-out of noise with a noise study of the premises and a scheme of acoustic treatment shall be 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.

b) Upon completion of the development and within 3 months of first occupation, a Verification Report is 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 has 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 - In order to safeguard the amenity of existing and future occupiers of nearby residential accommodation, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy.

24) The building hereby approved shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. This shall include details of external fittings, boundary treatment and dusk till dawn lighting. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

Reason - To reduce the risk of crime pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

25) The development hereby approved shall only be implemented in accordance with the details contained within the submitted Flood Risk and Drainage Impact Assessment (Ref: 2024-047-06-B) prepared by FRDS, received by the City Council as Local Planning Authority on 16 January 2026, agreed as part of condition discharge application referenced CDN/26/0051.

Reason - To ensure that the development is not at an increased risk of flooding (from various sources) and that the appropriate flood resilience and resistance measures have been implemented on site where required, pursuant to policies EN8 and EN14 of the Manchester Core Strategy.

26) Prior to first use of the development hereby approved, a community use agreement prepared in consultation with Manchester Active shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreement shall apply to the Youth Centre Main Hall, ancillary facilities, and outdoor greenspace, and include details of pricing policy and /or free to use policy, hours of use, access by non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason - To secure well managed safe community access to sports facilities, to ensure benefit to the development of sport pursuant to policy EN10 of the Manchester Core Strategy.

27) Prior to the first occupation of the building hereby approved, an Event Management Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. The Plan shall include details of traffic/parking marshalling during events and shall remain in use as long as the use is in operation.

Reason - To mitigate harm to the operation of the highway and the amenity of noise sensitive occupiers, pursuant to saved policy DC26 of the Unitary Development Plan and policies DM1 and SP1 of the Manchester Core Strategy.

28) Prior to the development hereby approved becoming operational, details of a management plan to include how the playing field will operate, including details of any enhancements shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only operate in accordance with the agreed details.

Reason - To ensure its retention and improvement, pursuant to policies EN10, DM1 and SP1 of the Manchester Core Strategy and the National Planning Policy Framework (NPPF).

29) The development hereby approved shall only be implemented in accordance with the following drainage details, agreed as part of condition discharge application referenced CDN/26/0051:

FRDS - 2024-047-06-B Flood Risk & Drainage Impact Assessment Rev B dated 6th November 2025;

Cornerstone Projects - 23519 Capacity Check Report dated 21st May 2025;

Polypipe - RidgistormCheck Orifice Plate Flow Control Chambers datasheet Issue 2 March 2019;

Build Warranty - 2906 Surface Water Drainage Maintenance Regime Rev A;

Build Warranty - 2906-120 rev D Drainage Layout;

Build Warranty - 2906-130 rev B External Works Layout.

Reason - To prevent the increased risk of flooding, to improve and protect water quality and ensure future maintenance of the surface water drainage system pursuant to policy EN14 and EN17 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

Statutory BNG

For statutory biodiversity net gain, the development hereby approved shall only be implemented in accordance with the information set out in the submitted Biodiversity Gain Plan, Ecological Mitigation Enhancement and Management Plan prepared by Arbtech (Issue 1.0) and revised BNG Metric received by the City Council as Local Planning Authority on 12 February 2026 and 8 April 2026, as part of condition discharge application referenced CDN/26/0144.

Bird strike avoidance

The perimeter of the photovoltaic array will need to be bird proofed as to leave no gap beneath the panels for birds to exploit; birds are attracted to the relative warmth and security afforded underneath solar PV.

Reason - Flight safety – Birdstrike risk avoidance; to prevent any increase in the number of hazardous birds in the vicinity of Manchester Airport (MAN) that would increase the risk of a Birdstrike to aircraft using MAN. Should the array be installed at a distance of less than 25mm from the roof then no additional bird protection measures are required.

Glint and Glare

In the event of an unacceptable glint/glare hazard emanating from the solar PV installations Manchester Airport will (through the Air Navigation Order) require mitigation to remove the hazard.

Reason - Flight Safety – Glint and glare has the potential to cause visual impairment or confusion for pilots during a critical phase of flight. Glint and glare can also cause visual impairment or confusion for Air Traffic Controllers.

Tall Equipment

The applicant’s attention is drawn to the procedures for crane and tall equipment notifications, please see: https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/

Date: 27 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.