

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:

Variation of Planning Permission 131708/FO/2021 Conditions 2 and 15 to allow an amended landscaping scheme to be introduced upon occupation of the development and introduce a new condition requiring the original landscaping to be completed in the event of a future phase of development not coming forward within agreed timescales.

Location:

87 Rochdale Road Manchester M4 4HY

Application reference:

145591/JO/2026

Applicant:

Mr JP Singleton McGoff Group Projects Ltd

Date of application:

22 April 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. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

- 1) The development must be begun not later than the 18 February 2025.

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 and documents approved as part of this application

23C002-PLA-XX-XX-DR-L-0002 D4 C08; 23C002-PLA-XX-XX-DR-L-1001 D4 C06; 23C002-PLA-XX-XX-DR-L-1002 D4 C05; 23C002-PLA-XX-XX-DR-L-2000 D4 C06; 23C002-PLA-XX-XX-DR-L-3000 D4 C04 will be implemented received by the City Council, as Local Planning Authority, on the 31 March 2026.

23C002-PLA-XX-XX-DR-L-0002 D4 C07; 23C002-PLA-XX-XX-DR-L-1001 D4 C05; 23C002-PLA-XX-XX-DR-L-1002 D4 C04; 23C002-PLA-XX-XX-DR-L-2000 D4 C05; 23C002-PLA-XX-XX-DR-L-3000 D4 C03 received by the City Council, as Local Planning Authority, on the 31 March 2026.

Drawings and details approved as part of Non material Amendment 139259/NMC/2024

12882-AEW-SI-00-DR-A-0550-S2-P01-Site Plan - Ground Floor Level 12882-AEW-B1-00-DR-A-0552-S2-P01-Ground Floor General Arrangement Plan 12882-AEW-B1-B1-DR-A-0551-S2-P01-Basement Level 12882-AEW-XX-XX-DR-A-0503-S2-P01-Elevation DD Block 01 & 02 West 12882-AEW-XX-XX-DR-A-0501-S2-P01-Elevation BB Block 01 & 02 East 12882-AEW-B1-XX-DR-A-0502-S2-P01-Elevation CC Block 01 North 12882-AEW-B1-XX-DR-A-0504-S2-P01-Elevation EE Block 01 South 12882-AEW-B2-XX-DR-A-0500-S2-P01-Elevation AA Block 02 South 12882-AEW-B2-XX-DR-A-0505-S2-P01-Elevation FF Block 02 North 12882-AEW-B1-XX-DR-A-0506-S2-P01-B01 Bay Study 01 12882-AEW-B2-XX-DR-A-0507-S2-P01-B02 Bay Study 02 12882-AEW-B2-XX-DR-A-0508-S2-P01-B02 Bay Study 03 12882-AEW-B3-XX-DR-A-0553-S2-P01-B03 - Duplex Coachhouse Floor Plans 12882-AEW-B3-XX-DR-A-0554-S2-P01-B03 - Duplex Coachhouse Elevations 12882-AEW-B4-XX-DR-A-0555-S2-P01-B04 - Duplex Townhouse Floor Plans 12882-AEW-B4-XX-DR-A-0556-S2-P01-B04 - Duplex Townhouse Elevations received by the City Council, as Local Planning Authority, on the 14 February 2024

Drawings and details approved as part of planning permission 131708/FO/2021

Drawings

136-JMA-B3-00-P-A-022300, 136-JMA-B3-N-E-A-042230, 136-JMA-B4-00-P-A-022240, 136-JMA-MP-01-P-A-022201, 136-JMA-MP-07-P-A-022207, 136-JMA-MP-09-P-A-022209, 136-JMA-MP-10-P-A-022210, 136-JMA-MP-11-P-A-022211, 136-JMA-MP-12-P-A-022212, 136-JMA-MP-13-P-A-022213 and 136-JMA-MP-LG-P-A-022199 stamped as received by the City Council, as Local Planning Authority 20 September 2021.

136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021

136-JMA-B1-00-E-A-104200 Rev B, 136-JMA-B2-00-E-A-104202 Rev B, 136-JMA-B2-10-E-A-104201 Rev C, 136-JMA-MP-AA-S-A-052200 Rev A, 136-JMA-MP-E-E-A-042201 Rev B, 136-JMA-MP-N-E-A-042202 Rev B, 136-JMA-MP-N-E-A-042205 Rev B, 136-JMA-MP-S-E-A-042200 Rev C, 136-JMA-MP-S-E-A-042204 Rev B and 136-JMA-MP-W-E-A-042203 Rev B stamped as received by the City Council, as Local Planning Authority 3 December 2021

23C002-PLA-XX-XX-DR-L-0002 D4 C07; 23C002-PLA-XX-XX-DR-L-1001 D4 C05; 23C002-PLA-XX-XX-DR-L-1002 D4 C04; 23C002-PLA-XX-XX-DR-L-2000 D4 C05; 23C002-PLA-XX-XX-DR-L 3000 D4 C03 received by the City Council, as Local Planning Authority, on the 31 March 2026

Supporting Information

Affordable Housing Assessment (WSP), Air Quality Impact Assessment (Miller Goodall); Archaeology and Heritage Desk Based Assessment (Salford University); Architectural Drawings including architectural drawings register (Jon Matthews

Architects); Bat Survey (E3P); Blue and Green Infrastructure Statement (Planit-IE); Broadband Connectivity Assessment (Gtech Surveys), Construction Management Plan (Portwood Developments), Crime Impact Assessment (GMP); Daylight and Sunlight Assessment (Grey Scanlan Hill); Design and Access Statement including residential standards (Jon Matthews Architects with Planit-IE); Energy Strategy (Ridge) - in lieu of validation checklist requirement 'environmental standards'; Fire Statement (Design Fire Consultants); Flood Risk Assessment and Drainage Strategy Report (Ridge); Heritage Statement (University of Salford), Lighting Layout (Ridge), Local Labour Agreement (WSP); Management Strategy (Portwood Developments Limited); Noise Assessment (DBX Acoustics); Phase 1 Geo-technical Assessment (E3P); Planning Statement (WSP); Statement of Community Involvement (WSP); Tall Buildings Assessment (WSP); Townscape and Visual Impact Assessment (Planit-IE); Transport Assessment and Travel Plan (SK Transport), TV, Reception Assessment (Gtech Surveys); Viability Appraisal (Savills) and Wind Assessment (Architectural Aero) stamped as received by the City Council, as Local Planning Authority 20 September 2021.

- o Fire Safety Statement dated 10 November 2021 (Design Fire Consultants)

- o Fire Safety Statement dated 2 December 2021(Design Fire Consultants)
- o Email correspondence from Greater Manchester Fire and Rescue dated 11 December 2021

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) The development shall be carried out in accordance with the Generic Quantitative Risk Assessment for Rochdale Road, Manchester (dated January 2023) by Waterman Infrastructure & Environment Limited, including - A factual Geo-Environmental report by Geotech Ltd dated Nov. 2022, and - A Foundation works risk assessment report for Rochdale Road, Manchester (dated Dec. 2022) by Waterman Infrastructure & Environment Limited. The above documents were received by the City Council, as Local Planning Authority, on the 12 January 2023 (as approved under CDN/23/0021).

The approved details shall then be implemented during the construction of the development.

Reason - Piling or any other foundation using penetrative methods can result in risks to potable supplies (pollution/turbidity, risk of mobilising contamination) drilling through different aquifers and creating preferential pathways. It is therefore necessary to demonstrate that piling will not result in contamination of groundwater. In addition, piling can affect the adjacent railway network which also requires consideration pursuant to policies SP1, EN17 and EN18 of the Manchester Core Strategy (2012).

- 4) Vegetation clearance shall take place in accordance with Demolition Works - Nesting Bird Protection Method Statement prepared by Leigh Consulting received by the City Council, as Local Planning Authority, on the 12 December 2022 (as approved under CDN/22/0893).

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 (2012).

- 5) (a) The drainage scheme shall be carried out in accordance with the Drainage documentation received by the City Council, as Local Planning Authority, on the 9 February 2023 - Drawing C5 23 C002-WSL-SI-ZZ-DR-D-92001-P03 and UU confirmation received on the 17 March 2023 (as approved CDN/23/0085).

(b) The development shall then be constructed in accordance with the approved details, within an agreed timescale.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

- 6) The development shall be carried out in accordance with the Written scheme of investigation received by the City Council, as Local Planning Authority, on the 12 December 2022 (as approved under CDN/22/0893) and Archaeological Building Record and Archaeological Trail Trenching received by the City Council, as Local Planning Authority, on the 9 March 2023 (as approved CDN/23/0165) and - Building Recording, Archaeological Evaluation and Watching Brief Report no. 4054 November 2023 received by the City Council, as Local Planning Authority, on the 17 November 2023 (as approved under CDN/23/0790).

Reason- To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible pursuant to policy EN3 of the Manchester Core Strategy (2012), saved policy DC20 of the Unitary Development Plan for the City of Manchester (1995) and NPPF.

- 7) a) The development shall be carried out in accordance with the Controlled Waters Assessment, Technical Note dated April 2023 prepared by Waterman Infrastructure & Environment Limited, and a - Remediation Strategy dated April 2023 by Waterman Infrastructure & Environment Limited Both received by the City Council, as Local Planning Authority, on the 15 May 2023 - Email from the Watermann Group dated the 22 June 2023 including Gas Membrane - Email from the MGoff Group dated 12 July 2023 (as approved under [CDN/23/0306](#))

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out, before the development commences 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.

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

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 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 EN18 of the Core Strategy.

- 8) The development shall be carried out in accordance with Construction management plan and dust management plan received by the City Council, as Local Planning Authority, on the 12 January 2023 - Email from Phil Garner dated the 26 January 2023 (as approved under CDN/23/0021).

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 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 (July 2012).

- 9) The materials for the development shall be carried out in accordance with Material schedule received by the City Council, as Local Planning Authority, on the 25 September 2023 - Mock up panel and specification received by the City Council, as Local Planning Authority, on the 22 February 2022 (as approved by CDN/23/0641).

The approved materials shall then be implemented as part of the development.

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.

- 10) The window reveals, soffits and vents for the development shall be carried out in accordance with drawings 136-JMA-B1-00-E-A-104200 B, 136-JMA-B2-00-E-A-104202 B and 136-JMA-B2-10-E-A-104201 C stamped as received by the City Council, as Local Planning Authority, on the 3 December 2021

Reason - In the interest of preserving the architectural detailing on the scheme pursuant to policies EN1 and DM1 of the Manchester Core Strategy (2012).

- 11)) The development shall be carried out in accordance with Local Benefit Proposal received by the City Council, as Local Planning Authority, on the 9 February 2023 (as approved under CDN/23/0085).

In this condition a Local Benefit Proposal means a document which includes:

- i) the measures proposed to recruit local people including apprenticeships
- ii) mechanisms for the implementation and delivery of the Local Benefit Proposal
- iii) measures to monitor and review the effectiveness of the Local Benefit Proposal in achieving the objective of recruiting and supporting local labour objectives

(b) The development was completed in accordance with the KPI indicator received by the City Council, as Local Planning Authority, on the 9 April 2026, Email from Phil Garner received by the City Council, as Local Planning Authority, on the 27 April 2026 and Local Labour report received by the City Council, as Local Planning Authority, on the 9 April 2026 (as approved under CDN/26/0139).

.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

- 12) The boundary treatment shall be carried out in accordance with; 23C002-PLA-XX-XX-DR-L-0002 D4 C08-General Arrangement; 23C002-PLA-XX-XX-DR-L-1002 D4 C05; 23C002-PLA-XX-XX-DR-L-5006; 23C002-PLA-XX-XX-DR-L-5007; 23C002-PLA-XX-XX-DR-L-5008; 23C002-PLA-XX-XX-DR-L-6000; 23C002-PLA-XX-XX-DR-L-7004; 23C002-PLA-XX-XX-DR-L-7009; received by the City Council, as Local Planning Authority, on the 9 November 2023 (as approved under CDN/23/0768) and 31 March 2026.

The approved details shall then be implemented as part of the development and be in place prior to the first occupation of the development.

The boundary treatment shall be retained and maintained in situ thereafter and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans.

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.

- 13) Prior to the first occupation of the development hereby approved, details of the implementation, maintenance and management of the sustainable drainage scheme for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt the scheme shall include the following:

- Verification report providing photographic evidence of construction; and
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

The approved scheme shall then be implemented in accordance with the details and thereafter managed and maintained for as long as the development remains in use.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies SP1, EN14 and DM1 of the Manchester Core Strategy (2012).

- 14) The development hereby approved shall be carried out in accordance with the Energy Strategy (Ridge) - in lieu of validation checklist requirement 'environmental standards' stamped as received by the City Council, as Local Planning Authority, on the 20 September 2021.

The post construction review Energy statement received by the City Council, as Local Planning Authority, on the 11 February 2026 as approved under CDN/26/0139.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

- 15) (a) Prior to first occupation of the residential element hereby approved, the Phase 1 landscaping scheme, as shown on drawings 23C002-PLA-XX-XX-DR-L-0002 D4 C08; 23C002-PLA-XX-XX-DR-L-1001 D4 C06; 23C002-PLA-XX-XX-DR-L-1002 D4 C05; 23C002-PLA-XX-XX-DR-L-2000 D4 C06; 23C002-PLA-XX-XX-DR-L-3000 D4 C04 received by the City Council, as Local Planning Authority, on the 31 March 2026 (Phase 1 Works) shall be implemented.

(b) In the event that development does not commence on the Phase 2 land within 3 years of the date of this planning permission, the Phase 2 landscaping scheme shall be implemented and carried out in accordance with drawings 23C002-PLA-XX-XX-DR-L-0002 D4 C07; 23C002-PLA-XX-XX-DR-L-1001 D4 C05; 23C002-PLA-XX-XX-DR-L-1002 D4 C04; 23C002-PLA-XX-XX-DR-L-2000 D4 C05; 23C002-PLA-XX-XX-DR-L-3000 D4 C03 received by the City Council, as Local Planning Authority, on the 31 March 2026. The landscaping works (with 15a) shall be completed within 6 months of the expiration of the 3 years period (Phase 2 Works) and written confirmation shall be provided to the City Council, as Local Planning Authority, once the works have been completed within that period.

(c) If within a period of 5 years from the date of the planting of any tree or shrub (forming part of either parts (a) or (b) of this condition), 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 Core Strategy.

- 16) The landscape management shall be carried out in accordance with 23C002-001-00-Landscape Maintenance and Management Plan Issue 23-10-25-P02 received by the City Council, as Local Planning Authority, on the 9 May 2025; 23C002-AEW-SI-00-DR-A-1004 Rev C02 received by the City Council, as Local Planning Authority, on the 27 June 2025; and Correspondence dated 27 June 2025 (as approved under CDN/25/0439)

The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenity of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

- 17) (a) The plant shall be carried out in accordance with Planning Condition 17 6820-16 6820-17 received by the City Council, as Local Planning Authority, on the 9 May 2025 (as approved under CDN/25/0439).

For the avoidance of doubt, externally mounted 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 5 db (Laeq) below the typical background (La90) level at the nearest noise sensitive location.

(b) Noise verification has been provided within in Document: Downtown Victoria North - Planning Condition Verification, stamped as received by the City Council as Local Planning Authority the 14 May 2026 (as approved under OTH-2026-000339)

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 18) The development shall be carried out in accordance with the details approved as part of CDN/24/0936).

Reason - In order to limit the outbreak of noise from the commercial premises pursuant to policies SP1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 19) Notwithstanding the Noise Assessment (DBX Acoustics) stamped as received by the City Council, as Local Planning Authority, on the 20 September 2021, prior to the first occupation of the development a scheme for acoustically insulating the

proposed residential accommodation against noise from the local traffic network shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved noise insulation scheme shall be completed before the first occupation of the development.

Noise survey data must include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria will be required to be achieved:

Bedrooms (night time - 23.00 - 07.00) 30 dB L Aeq (individual noise events shall not exceed 45 dB L Amax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB L Aeq

Gardens and terraces (daytime) 55 dB L Aeq

(b) Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.

Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 and DM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

- 20) The development shall be carried out in accordance with Site Plan - Waste Strategy Expansion received by the City Council, as Local Planning Authority, on the 30 January 2023 (as approved under CDN/23/0751).

The details of the approved scheme shall be implemented prior to the first occupation of the residential element and shall remain in situ whilst the development is in operation.

Reason - To ensure adequate refuse arrangement are put in place for the residential element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

- 21) The development shall be carried out in accordance with the details approved as part of CDN/24/0936).

Reason - To ensure adequate refuse arrangement are put in place for the commercial element of the scheme pursuant to policies EN19 and DM1 of the Manchester Core Strategy.

- 22) The development shall be carried out in accordance with the details approved as part of CDN/24/0936).

Reason - To ensure appropriate fume extraction is provided for the commercial units pursuant to policies SP1 and DM1 of the Manchester Core Strategy and saved policy DC10 of the Unitary Development Plan for the City of Manchester (1995).

- 23) The development shall be carried out in accordance with the details approved as part of CDN/24/0936).

Reason - To ensure that the roller shutters are appropriate in visual amenity terms pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 24) The lighting scheme shall be carried out in accordance with 3C002-HEC-XX-ZZ-DR-E-6000, LS0890-DVN-EX-P02, AVIO BOLLARD LIGHT SPEC, DASAR 1200 LIGHT SPEC, HELIA LED TECHNICAL DATA, OLIVIO PICCOLO LIGHT SPEC received by the City Council, as Local Planning Authority, on the 24 November 2025 (as approved under CDN/25/1116).

The approved scheme shall be implemented in full prior to the first occupation of the development 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 Core Strategy.

- 25) 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.

- 26) Deliveries, servicing and collections including waste collections shall not take place outside the following hours:

Monday to Saturday 07:30 to 20:00

Sundays (and Bank Holidays): 10:00 to 18:00

Reason - In the interest of residential amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 27) The commercial unit hereby approved, as indicated on drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received

by the City Council, as Local Planning Authority 6 November 2021, shall not be open outside the following hours:-

Monday to Saturday 08:00 to 23:30

Sundays (and Bank Holidays): 10:00 to 22:00

There shall be no amplified sound or any amplified music at any time within the unit.

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

- 28) The commercial unit as shown on drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021, shall remain as separate units and shall not be sub divided or amalgamated without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

- 29) The commercial unit, as indicated on drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021, can be occupied as Use Class E (excluding convenience retail and a gymnasium) and residents lounge and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification). The first use of the commercial unit to be implemented shall thereafter be the permitted use of that unit

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the

vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester .

- 30) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the development (apart from the commercial unit) shall be used for any purpose other than the purpose(s) of Class C3(a) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). For the avoidance of doubt, this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 31) The residential use hereby approved shall be used only as private dwellings (which description shall not include serviced properties or similar uses where sleeping accommodation (with or without other services) is provided by way of trade for money or money's worth and occupied by the same person for less than ninety consecutive nights) and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval; to safeguard the character of the area, and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

- 32) The development shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 11 May

2020. The development shall only be carried out in accordance with these approved details. Prior to the first occupation of the development, the Council as Local Planning Authority must acknowledge in writing that it has received written confirmation of a Secured by Design accreditation.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

- 33) The development hereby approved shall be carried out in accordance with the Framework Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 20 September 2021.

In this condition a Travel Plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
- ii) a commitment to surveying the travel patterns of residents/staff during the first three months of the first use of the building and thereafter from time to time
- iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- iv) measures for the delivery of specified Travel Plan services
- v) 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 occupation of the development, a Travel Plan for the development which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. 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 assist promoting the use of sustainable forms of travel for residents, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 34) Prior to the first occupation of the residential element, the 237 space cycle stores shall be implemented in accordance with drawings 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021 and thereafter retained and maintained in situ.

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1, T1, T2 and DM1 of the Manchester Core Strategy (2012).

- 35) Prior to the first occupation of the residential element of the development hereby approved, the car parking spaces, as indicated on drawing 136-JMA-MP-LG-P-A022199 as received by the City Council, as Local Planning Authority, on the 14 February 2024 shall then be implemented, made available and remain in situ for as long as the development remains in use.

Reason - To ensure sufficient disabled car parking and disabled parking is available for occupants of the development pursuant to policies SP1, T1, and DM1 of the Manchester Core Strategy (2012).

- 36) The highway works shall be carried out in accordance with 23C002-PLA-XX-XX-DR-L-1001 and 23C002-PLA-XX-XX-DR-L-0002 received by the City Council, as Local Planning Authority, on the 6 May 2026 (as approved under OTH-2026-000211).

The approved scheme shall be implemented and be in place within eight months of the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012).

- 37) Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 20 September 2021, within one month of the practical completion of the development, and at any other time during the construction of the development if requested in writing by the City Council as Local

Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before the development is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception - In the interest of residential amenity, as specified in policy DM1 of Core Strategy.

- 38) The EV charging shall be carried out in accordance with 23C002-HEC-B3-ZZ-DR-E-6200, 23C002-HEC-B4-ZZ-DR-E-6202, 23C002-HEC-ZZ-B1-DR-E-6200 received by the City Council, as Local Planning Authority, on the 24 November 2025 - EV charger specification received by the City Council, as Local Planning Authority, on the 19 December 2025 (as approved under CDN/25/1116) and shall be implemented and remain available for as long as the development is in situ.

Reason - In the interest of air quality pursuant to policies SP1 and EN16 of the Manchester Core Strategy (2012).

- 39) The bird and bat box strategy shall be carried out in accordance with C39 23C002-AEW-B1-XX-DR-A-3100-A1-C01-B1 - North Elevation C39 23C002-AEW-B1-XX-DR-A-3103-A1-C01-B1 - West Elevation C39 23C002-AEW-B2-XX-DR-A-3205-A1-C01-B2 - West Elevation C39 Bird and Bat Box Provision non-combustible brick details C39 Bird Brick Houses Limited list of boxes Received by the City Council, as Local Planning Authority, on the 4 October 2024 (as approved under CDN/24/0936).

Reason - To provide new habitats for birds and bats pursuant to policies SP1 and EN15 of the Manchester Core Strategy (2012).

- 40) Notwithstanding the General Permitted Development Order 2015 as amended by the Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 or any legislation

amending or replacing the same, no further development in the form of upward extensions to the buildings shall be undertaken other than that expressly authorised by the granting of planning permission.

Reason - In the interests of protecting residential amenity and visual amenity of the area in which the development is located pursuant to policies DM1 and SP1 of the Manchester Core Strategy.

- 41) The signage strategy shall be carried out in accordance with Drawing: 23C002-AEW-XX-XX-SK-A-9427-S0-P0, stamped as received by the City Council, as Local Planning Authority, on the 19 March 2026, Drawings: External Signs (3X), stamped as received by the City Council, as Local Planning Authority, on the 19 March 2026 and Correspondence: Materials and Dimensions, stamped as received by the City Council, as Local Planning Authority, on the 30 April 2026 (as approved under CDN/26/0257).

The approved strategy shall then be implemented for the development and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

- 42) All windows at ground level with the exception of the WC and bathrooms, unless shown otherwise on the approved drawings detailed in condition 2, shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

- 43) The development hereby approved shall include for full disabled access to be provided to the amenity areas and communal walkways and via the main entrances and to the floors above.

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1.

- 44) No doors (other than those designated as fire exits) shall open outwards onto adjacent pedestrian routes.

Reason - In the interest of pedestrian safety pursuant to policy DM1 of the Manchester Core Strategy (2012).

- 45) The solar panels shall be carried out in accordance with ValkPVplanner Project report Project name: BLOCK 3-ROCHDALE ROAD ValkPVplanner Project report Project name: BLOCK 4-ROCHDALE ROAD received by the City Council, as Local Planning Authority, on the 9 May 2025 (as approved under CDN/25/0439).

The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

- 46) 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 Core Strategy.

- 47) The ASHP shall be carried out in accordance with the details approved as part of CDN/25/0439).

The approved details shall then be implemented prior to the first use of the development and thereafter retained and maintained in situ.

Reason - In the interest of ensuring the air source heat pumps are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012).

- 48) (a) The children's play provision shall be carried out in accordance with covering note and associated drawing received by the City Council, as Local Planning Authority, on the 8 January 2026 (as approved under CDN/26/0017)

(b) The approved scheme shall be implemented prior to the first occupation of the residential element of the development and thereafter retained and maintained in situ.

Reason - In order to explore to the potential for children's play provision at the site as part of the scheme pursuant to policies SP1 and DM1 of the Core Strategy.

- 49) For the purposes of this planning permission the following phases apply:

- Phase 1 Landscaping works: relate to land shown on drawing 23C002-PLA-XX-XX-DR-L-0002 C08 received by the City Council, as Local Planning Authority, on the 31 March 2026 and includes interim landscaping works in advance of development on Phase 2 land.

- Phase 2 Landscaping Works: relate to land shown on drawing 23C002-PLA-XX-XX-DR-L-0002 C07 received by the City Council, as Local Planning Authority, on the 31 March 2026 and includes final landscaping works in the event development does not take place on the Phase 2 land in the defined period as stated in condition 15.

Reason – In the interest of having clearly defined phases with regards to the delivery of landscaping works pursuant to policy SP1 of the Manchester Core Strategy (2012).

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

S278

It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place

Regarding S278 agreements a deposit is required to begin an application, additional costs will be payable and are to be agreed with S278 team. A S278 is required for works to the adopted highway, minimum standard S278 technical approval timescale is between 4-6 months, TRO's can take 10-12 months. An independent 'Stage 2' Road Safety Audit will be required and the design may require changes if any issues are raised with all costs attributable to the Developer. A 'Stage 1' Road Safety Audit should be completed during the planning stage and a copy of the report (with Designer's Response) is to be made available to the Statutory Approvals Team upon request

BC

You should ensure that the proposal is discussed in full with Building Control to ensure they meet with the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the development due to conflicts with Building Regulations, you should also discuss the changes with the Planning team to ensure they do not materially affect your permission.

Mining

Please see information relating to mining in Appendix A.

Date: 31 July 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 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.

Appendix A - Mining Information



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](https://www.mra.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026