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:

Change of Use from Class F1 (Education) to Class E (Office) with installation of 4no louvres to Rochdale Canal elevation.

Location:

Lower Ground Floor and Ground Floor Broadhurst House 56 Oxford Street Manchester M1 6EU

Application reference:

145409/FO/2026

Applicant:

Claire Howard The Growth Company

Date of application:

12 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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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:

   - LHO-SEV-XX-XX-DR-A-01000 Rev P02: Site Location Plan Full Planning Permission (Churchgate House & Lee House) 145409/FO/2026 (Received 28/05/2026)

- LHO-SEV-XX-XX-DR-A-00120 Rev P03: Rochdale Canalside Elevation (Received 24/07/2026)
- P9137 003: Proposed Wider Context Building Plan Level 00
- P9317 004: Proposed Wider Context Building Plan Level -01
- P9137 005 Rev A: Proposed GA Level 00 (Received 11/03/2026)
- P9137 006 Rev A: Proposed GA Level -01 (Received 11/03/2026)
- P9137 007: Demo GA Level 00
- P9137 008: Demo GA Level -01
- P9137 009: Proposed GA Level 00
- P9137 010: Proposed GA Level -01
- P9137 011: Ceiling Details Level 00
- P9137 012: Ceiling Details Level -01
- P9137 013: Proposed Exit Routes Level -01
- P9137 015 Rev A: Proposed Cross Section A & B Level 00 & Level -01 (Received 24/07/2026)
- P9137 017: Existing and Proposed Elevation C
- P9137 018: Existing and Proposed Elevation D
- P9317 019 Rev A: Existing and Proposed Elevation E (Received 24/07/2026)
- P9317 020: Existing and Proposed Elevation F
- P9137 021: Existing and Proposed Elevation G and H
- P9317 025 Rev A: Proposed Louvre Cross Section Level 00 & Level -01(Received 24/07/2026)
- P9137 031: Existing and Proposed Elevations A and B
- P9137 033: Proposed Exit Routes Level -01 (Received 11/03/2026)
- P9137 200 Rev A: Proposed Loure Elevation & Section (Received 12/06/2026)
- 6485-KGA-00-00-DR-ME-0102 Rev P01: Ground Floor Mechanical & Electrical Services (Received 12/06/2026)
- 6485-KGA-00-B1-DR-ME-0103 Rev P01: Basement Level Mechanical & Electrical Services (Received 12/06/2026)
- 6486-KGA-00-00-DR-M-0400 Rev P03: Proposed Car Park Services Layout (Received 11/03/2026)
- 6486-KGA-00-00-DR-M-0900 Rev P02: Ground Floor Proposed Drainage Services Layout (Received 11/03/2026)
- 6486-KGA-00-B1-DR-M-0901 Rev P02: Basement Proposed Drainage Services Layout (Received 11/03/2026)
- Design and Access Statement (Prepared by Seven; Reference number LHO-SEV-XX-XX-RP-A-09000 Rev P04; Dated 19/02/2026)
- Heritage Statement (Prepared by Seven; Reference number LHO-SEV-XX-XX-RP-A-09101 Rev P03; Received 12/06/2026)
- Noise Impact Assessment (Prepared by DBX Acoustics; Reference number 26027-R01A-BT; Dated and received 01/05/2026)
- Technical Communication – Subject Louvre Details to Lee House (Prepared by Seven; Dated 28/05/2026; Received 28/05/2026)
- Technical Communication – Subject Ventilation Louvre Options Appraisal and Justification (Prepared by Seven; Dated 09/07/2026; Received 10/07/2026)
- Email correspondence RE waste management (Prepared by Seven Architecture; Dated and Received 27/07/2026)

Received by the City Council as Local Planning Authority on 10/04/2026, unless specified otherwise.

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) a) Notwithstanding the approved plans listed within condition 2 of this decision notice, prior to the commencement of any external works, a scheme for the external decorative louvre/screens and replacement louvres hereby approved, that shall confirm their final layout within the openings they are to be situated in, the setback distance of the air intake and extract equipment situated behind it, as well as a material sample of the decorative panel and external louvre with accurate final coloured finish where applicable, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in accordance with the approved details.

b) The new decorative louvre/screens and replacement louvres hereby approved under part a of this condition, shall be installed prior to the first use of the air intake and extraction system and shall be retained and maintained for the lifetime of the development thereafter.

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.

4) a) The development shall proceed in accordance with the measures put forward within the submitted Noise Impact Assessment (Prepared by DBX Acoustics; Reference number 26027-R01A-BT; Dated 01/05/2026; Received 01/05/2026).

b) Prior to the first use of the approved plant, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

5) The existing louvre within the property's southern facing elevation, as shown on drawing no. LHO-SEV-XX-XX-DR-A-00120 Rev P03 (Received 24/07/2026), shall be removed and replaced with glazing as part of the proposed works, with the replacement glazing then being retained and maintained for the lifetime of the development thereafter.

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.

6) The development hereby approved, shall store its waste and recycling in accordance with the email correspondence RE waste management (Prepared by Seven Architecture; Dated and Received 27/07/2026) for its lifetime.

Reason - In order to secure proper waste management in accordance with Core Strategy Policies EN19 and DM1, the National Planning Policy for Waste and the National Planning Policy Framework.

7) The application site shall be used as offices (Class E(g)(i)) and for no other purpose (including any other purpose within Class E of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Canal and Rivers

The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 01782 779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necessary consents are obtained and that the works comply with

the Canal & River Trust “Code of Practice for Works affecting the Canal & River Trust” to ensure the waterways are protected and safeguarded.

Date: 06 August 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.