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 1 (Specified plans), 3 (Materials), 7 (Cycle Storage), 8 (EVC), 9 (Car Parking), 10 (Highway Works), 13b (CIS), 16a (Waste), 17b (Boundary Treatment) and 20a (Landscaping) attached to Planning Permission 144161/JO/2025.

Location:

Self Storage Unit Ambrose Street Manchester M12 5DD

Application reference:

PLA-2026-000527

Applicant:

Storage World Limited Storage World Limited

Date of application:

26 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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this development where early discussions took place regarding the retention of the revised arrangements The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

1) 1. The development hereby approved shall be carried out in accordance with the following

drawings and documents:

Topographical Survey plan ref: 58708-TOPO;

Electrical Services External Lighting plan ref: AMST-WAT-ZZ-00-DR-E-63100 rev.P3;

Proposed Demolition plan ref: MH1314-05;

Location plan ref: MH1314-01 rev.A;

Proposed external building materials visual ref: MH 1314

Planning statement dated November 2022 Framework Travel plan doc ref: 3232-01 - FTP01 dated October 2022

Crime impact statement ref: 2022/0219/CIS/02 Version A: 10th October 2022

Extended Phase 1 habitat survey and daytime bat survey dated August 2022

Biodiversity Impact Assessment dated November 2022 Renewable and sustainability planning report dated October 2022 rev.1

Geotechnical ground investigations report ref: Site Ref: 6101/VAJ-G dated September 2022 Phase 1 desk study and preliminary contaminated land risk assessment ref: 6101/VAJ V1.00 PCLRA dated August 2022

Flood risk assessment and outline drainage strategy ref: PG/MB/11325 dated 1st November 2022

Preliminary Coal Mining Risk Assessment Report (Desk Study) Site Ref: 6101/ VAJ CMRA V1.0 dated September 2022

Air Quality Assessment ref: 5626r1 dated 21st September 2022

Received 6th December 2022.

Waste Management Strategy Proforma;

Refuse Collection Arrangements plan ref: 3232-01-ATR02;

Existing and Proposed fence elevations and details plan ref: MH1314-12; received 23rd January 2023.

Method Statement - Demolition rev.2 dated February 2023 Received 2nd March 2023

Geotechnical Report - Concrete Floor Slab (Report Number 6101/VAJ-G)

Phase II Contaminated Land Risk Assessment Report (Report Number 6101/VAJ-CLRA) Ground Gas Risk Assessment Report (Report Number 6101/VAJ-GRA)

Received 3rd April 2023

Content of correspondence from Planning agent dated 17th May 2023 relating to Highway Matters;

Foundation Layout ref: 11325-001 rev.T2

Cut and Fill and Earthworks Volumes plan ref: 11325 - 900 rev. T1

Transport statement doc ref: 3232-01-TS01 dated October 2022 updated by Highways Technical Note (TN01) (includes swept path plan ref: 3232-01- ATR03)

External Works plan ref: 11325-050 rev.T2 (Notwithstanding landscaping shown)

Photograph of boundary treatment to the north of the site received 17th May 2023

Landscaping General Arrangement plan ref: UG_1754_LAN_GA_DRW rev.P04

Swept Path Analysis plan ref.3232-01-ATR03 Rev A received 14th July 2023

Proposed Master Plan (ref. MH1314-06 Rev E)

Proposed Site Plan (ref. MH1314-07 Rev F)

Proposed Upper Floor Plans (ref. MH1314-08 Rev C)

Proposed Elevations (ref. MH1314-09 Rev D)

Proposed Roof Plan (ref. MH1314-10 Rev B)

Proposed External Works (ref. MH1314-11 Rev C)

Design and Access Statement (Rev D) ref: MH1314/E dated September 2023 received 7th September 2023

Network Rail boundary detail plan ref: MH1314- SK105 received 8th December 2023

Flood Risk Assessment and Outline Drainage Management Strategy dated 1st November 2022 Received 12th December 2023

AS AMENDED BY:

Foundation Layout ref: 11325-001 rev. P1

External Works plan ref: 11325-050 rev. P1 (Notwithstanding landscaping shown)

Cut and Fill and Earthworks Volumes plan ref: 11325 - 900 rev. P1

Electrical Services External Lighting plan ref:14558 rev. P04

Proposed Master Plan (ref. MH1314-06 Rev F)

Proposed Site Plan (ref. MH1314-07 Rev G)

Proposed Upper Floor Plans (ref. MH1314-08 Rev D)

Proposed Elevations (ref. MH1314-09 Rev E)

Proposed Roof Plan (ref. MH1314-10 Rev C)

Proposed External Works (ref. MH1314-11 Rev D)

Proposed Ground Floor MH1314-SK46 Received 11th April 2024

AS AMENDED BY:

Proposed elevations plan ref. MH-1314-09 Rev F

Proposed external building materials visual plan ref: MH 1314 Rev G

Received 2nd September 2025

AS AMENDED BY:

Proposed Site Plan (ref. MH1314-07 Rev J)

Proposed Elevations (ref. MH1314-09 Rev J)

Proposed External Works (ref. MH1314-11 Rev J)

Proposed external building materials (ref: MH 1314 Rev J)

Existing and Proposed fence (ref: ref: MH 1314 -12 Rev A)

Swept Path Analysis – Parking bays adjacent to access gate (ref: 3232 01 ATR04)

Smoke Vents Location Details

Refuse Collection Arrangements plan (ref: 3232-01-ATR02)

Received 22nd June 2026

Landscape General Arrangement plan ref: UG_1754_LAN_GA_DRW rev.P05

Received 7th July 2026

2) The development shall be implemented in accordance with the Construction Environmental

Management Plan Document ref: F-HS081 revision 2 dated October 2024 prepared by GK Construction & Project Management (which includes photographs showing the condition of the footways and carriageways surrounding the site received 16th October 2024, and the road condition survey revision 1 dated October 2024 received 24th October 2024) for the duration of construction of the development. (ref: CDN/25/0852).

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (2012).

3) The development shall be implemented in accordance with the materials shown on the MH 1314 Proposed External Building Materials MH 1314 rev. G received 2nd September 2025 (ref:143870/NMC/2025), as revised by Proposed external building materials (ref: MH 1314 Rev J) received 22nd June 2026

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 (2012).

4) a) The development shall be implemented in accordance with the:

o Geotechnical Report (Report Number 6101/VAJ-G)

o Phase II Contaminated Land Risk Assessment Report (Report Number 6101/VAJ-CLRA)

o Ground Gas Risk Assessment Report (Report Number 6101/VAJ-GRA) received on 3rd April 2023.

b) The development shall be implemented in accordance with the measures in the Supplementary Site Investigation Letter Report ref: BEK/24060/240606/GK dated 6th June 2024, the Asbestos Management Plan report ref. BEK-24060-2 dated June 2024 received 6th September 2024 , the remediation Method Statement report ref. BEK-24060-1A dated October 2024 received 16th October 2024 and the Refurbishment and Demolition Asbestos Survey dated 7th May 2024 received 4th November 2024 (ref: CDN/25/0852).

c) The content of the following documents has been reviewed.

-Confirmation statement regarding the implementation of the approved remediation strategy dated 24.02.2025

- GSE UltraFlex Smooth Geomembrane product data sheet

- Ambrose Street Site Waste Log and copies of waste transfer notes

-GK Construction and Project Management – Environmental Report dated September 2025

-Asbestos disposal details

Received 20th May 2026

-Remediation Verification Report ref: BEK-24060-3 dated May 2026 received 20th July 2026

On the basis of the details in the documentation referenced above condition no.4c was discharged on 07.08.2026 (OTH-2026-000418)

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 (2012.)

5) The development shall be implemented in accordance with the content of the Flood Risk Assessment and Outline Drainage Strategy (ref. PG/MB/11325 version dated 28th July 2025, and planning agent's covering letter in regard to the discharge of the drainage condition ref: 032-010. (ref: CDN/25/0735).

Reason- To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and NPPG and pursuant to policies EN08 and EN14 of the Manchester Core Strategy (2012).

6) The development shall be implemented in accordance with content of the following documents and plans

-ABG Geocomposite highways drainage systems 14/H220 Product 2 data sheet and certification

- 06 Bontec NW Datasheet

-SDS – Take Control of Water – Roads and Highways brochure

- SDS – Take Control of Water – Residential brochure

- Attenuation Tank 1 Detail plan ref: E146925 01

- CorriPipe Technical Specification

- Attenuation Tank SDS Ltd sign off QA sheet dated 19.09.2025

- HAPAS Certificate 02/H069 Product Sheet 1 Issue 4

- SDS Geolight Storm Water Management System data sheet

- SDS Geolight Maintenance sheet

-Drainage layout ref: 11325-025 rev.C6 received 24th June 2026

-SuDS Operation and Maintenance manual ref: SDS. OPS.005a Version B (as revised by Surface Water Drainage – Clarification and Maintenance Plan , and Surface Water Drainage – Clarification Note received 6th August 2026

- Drainage photographic image 15-10-2025

-Drainage Attenuation Tank photographs

-Standard Control Chamber plan

- Crown Water Data sheet 96mm QR5 Type Vortex Flow Control

Received 4th August 2026

-Content of email from planning agent dated 5th August 2026 2:53pm

-In-situ flow control device photograph received 5th August 2026

-Surface Water Drainage – Clarification and Maintenance Plan , and Surface Water Drainage – Clarification Note received 6th August 2026. (OTH-2026-000418)

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development, pursuant to policies EN08 and EN14 of the Manchester Core Strategy (2012).

7) The car parking indicated on Proposed Site Plan (ref. MH1314-07 Rev J) shall be surfaced, demarcated and made available for use prior to the buildings hereby approved being occupied. The car park shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

8) The electric vehicle charging points on Proposed Site Plan (ref. MH1314-07 Rev J) shall be installed and made available for use prior to the buildings hereby approved being occupied. The electric vehicle charging points shall then be available at all times whilst the development is occupied.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with policies SP1, T2 and DM1 of the Manchester Core Strategy (2012).

9) The development hereby approved shall be completed in accordance with the scheme

for the provision of space and facilities for bicycle parking indicated on the

- Proposed site plan ref: MH1314-07 rev .J

- Proposed External Works plan ref: MH-1314-11rev.H

Received 20th May 2026

- Gladiator_Cycle_Store_Assembly_Instructions_and_O&Ms received 31st July 2026

- Photographs of installed dark grey cycle store received 4th August 2026

The approved spaces and facilities shall be retained and permanently reserved for bicycle parking. (ref:OTH-2026-000418)

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 (2012).

10) The development shall be implemented in accordance with the details on plans refs:

General Arrangement plan ref. 4435-D001; S278 Site Clearance plan ref. 4435 - D002; S278 Construction Materials plan ref. 4435-D003; S278 Signs & Markings plan ref. 4435-D004;S278 Standard Details plan ref. 4435-D005; S278 Legal Plan ref. 4435-8278 LEGAL PLAN ; Swept Path Analysis plan ref. 4435-SP01 ; and TRO Plan (ref. 4435-TRO-01) received 6th September 2024, prior to the self storage accommodation being brought into use. (ref: CDN/25/0852)

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

11) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to the Framework Travel Plan above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

12) The development shall be implemented in accordance with the Delivery and Servicing details in the content of the following documents whilst the proposed self-storage building is in use.

-Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning

- Agent 20.07.2026 confirming deliveries will be between the hours of 09:00-17:00 Monday to Friday, and servicing will be between the hours of 09:00-17:00 Monday to Friday and Sunday 10:00-15:00 (any weekend deliveries/servicing would be for emergency call outs, i.e. breakdowns).

Reason - In the interests of pedestrian and highway safety, pursuant to policy T1, and DM1 of the Manchester Core Strategy (2012).

13) a) The development hereby approved shall be completed in accordance with the physical security specifications outlined within in section 3.3 and 4Crime impact statement ref: 2022/0219/CIS/02 Version A: 10th October 2022 in relation to the measures to be incorporated into the development to achieve the secure by design accreditation.

b) Secured by design accreditation in the form of final certification shall be submitted to the City Council as local planning authority within 6 months of first occupation of the self-storage use hereby approved.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

14) a) The development hereby approved shall be implemented in full accordance with the measures as set out within the Renewable and sustainability planning report dated October 2022 rev.1 including measures to secure predicted carbon emissions and the attainment of specified environmental efficiency and performance.

b) Within 3 months of the completion of the construction of the authorised development a verification statement shall be submitted to and approved in writing, by the City Council as local planning authority, confirming the incorporation of the specified measures in the development, including dated photographic documentary evidence of the implementation and completion of required works.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework 2023.

15) a) The development shall be implemented in accordance with the content of the Noise Impact Assessment Report ref: 21044-RP-PNA-01 Version 3 dated 2nd June 2026 before the premises is occupied. (ref: OTH-2026-000800)

b) Upon completion of the development a verification report will be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria 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 - To minimise the impact of the development and to prevent a general increase in pre existing background noise levels around the site. in accordance with policies SP1 and DM1 of the Manchester Core Strategy (2012), and saved UDP policy DC26.

16) a) The refuse storage arrangement shall be implemented in accordance with the details on the Proposed External Works plan ref. MH1314-11 Rev J, the Waste Management Strategy Proforma; and Refuse Collection Arrangements plan ref: 3232-01-ATR02 rev.A , shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

b) The refuse storage arrangement shall be implemented in accordance with the details in the following documents:

- Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning

- Correspondence from P4 Planning dated 20th July 2026 confirming bin size

prior to first occupation of the building, and retained whilst the proposed self-storage building is in use. (ref: OTH-2026-000418)

Reason - In the interests of amenity and public health, pursuant to polices EN19 and DM1 of the Manchester Core Strategy (2012).

17) a) The boundary treatment shall be implemented in accordance with content of correspondence ref: 032-010 dated 19th May 2025 from P4 Planning in relation to boundary treatment and thereafter retained. (ref:OTH-2026-000418)

b) The development hereby approved shall be completed in accordance with the proposed boundary treatments to the western and southern boundaries shown on Existing and Proposed fence elevations and details plan ref: MH1314-12 rev. A, in relation to the positions, design, materials and type of boundary treatment to be erected in this area of the site, and black in colouration in accordance with letter from planning agent date 23rd January 2023.

c) The boundary treatment to all boundaries shall be completed before the development is first 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 along Pottery Lane and Ambrose Street 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 in order to comply with saved policy E3.3 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) The development hereby approved shall be occupied as a Self -Storage Class B8 use and for no other purpose in Class B8 in 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.

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, and in the interest of highway safety pursuant policy DM1 of the Manchester Core Strategy (2012).

19) The self-storage facility shall not operate outside the following hours:- 07:00 a.m. to 10:00 p.m. on Mondays to Sundays.

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 Manchester Core Strategy (2012).

20) a) The landscaping scheme for the development shall be implemented in accordance with the Landscaping General Arrangement plan ref: UG_1754_LAN_GA_DRW rev.P05.

b)The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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 (2012).

21) No works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

22) The development shall be implemented in accordance with the details in the biodiversity enhancement documentation referenced RHE.3258.01 received on 31st July 2025, prior to the occupation of the building, and retained at all times thereafter. (ref: CDN/25/0735).

Reason - To ensure that landscape and ecology management is adequately in place and to ensure the longevity of new planting in different areas of the site and to comply with policy EN15 of the Manchester Core Strategy (2012).

23) The development shall be implemented in accordance with the content of the Party Wall Layout and Sections plan ref. 11325-052-T4 and Party Wall Layout and Sections to Ex. Bldgs plan ref. 11325-053- P1. (ref:CDN/25/0241).

Reason - In the interests of railway safety, and maintenance of the retaining wall to the rail line. pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

24) The development shall be implemented in accordance statement in the letter dated 12th March 2025 from the planning agent in which it is stated that the contractor GK Construction has confirmed that no vibro-impact work will take place as part of this development. (ref: CDN/25/0241)

Reason - To prevent any piling works and vibration from de-stabilising or impacting the railway, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

25) The development shall be implemented in accordance content of the Party Wall Layout and Sections plan ref. 11325-052-T4. (ref: CDN/25/0241)

Reason - To prevent any of the resulting ground levels, earthworks and excavations, from de stabilising or impacting the railway, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

26) The development shall be implemented in accordance content of the Storage World - Rail Protection Plans - Phase 1 -Demolition, RAMS - Vehicle movements adjacent to Railway document ref: 1154 dated 13th February 2025 and Proposed External Works (ref. MH1314-11 rev. D). (ref: CDN/25/0241).

Reason- To prevent the design and layout of the road and parking spaces from impacting the adjacent operational railway with accidental vehicle incursion, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

27) The content of the correspondence ref: 032-010 dated 19th May 2025 from P4 Planning related to trespass proof fencing to the railway in which it is confirmed that the previously approved revised layout has led to the distance between the secure perimeter fence and the actual operational railway boundary of approximately 3 metres has been noted, and no further action is required in relation to the discharge of condition no.27. (OTH-2026-000418)

Reason- To protect the adjacent railway from unauthorised access, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

28) The development shall be implemented in accordance with the content of the following document and plans

-External Lighting plan ref: ZG-DWG-0002432656-EXT-R01 -151225 received 20th May 2026

-Correspondence ref: 032-010 dated 19th May 2025 from P4 Planning related to external lighting

-Coordinated Services -As fitted plan ref: 25_003-XX-MEP-G760-PL-00-001 received 31st July 2026

-The technical lux plot data, and the submitted confirmation that the luminaire distribution has been angled and shielded to achieve operational illumination within the servicing yard, while ensuring a clean cut-off that avoids light spill into the adjacent railway corridor or onto Pottery Lane.

The external lighting hereby approved shall be maintained whilst the proposed self-storage building is in use. (ref:OTH-2026-000418)

Reason - To prevent the design and nature of external lighting from impacting the adjacent railway signals and operational railway, pursuant to policies T1 and DM1 of the Manchester Core Strategy (2012).

29) The development hereby approved by this permission shall be carried out in accordance with the approved Flood Risk Assessment and Outline Drainage Management Strategy dated 1st November 2022 Received 12th December 2023 and the following mitigation measures detailed within the Flood Risk Assessment and Outline Drainage Management Strategy:

o Finished floor levels of the new building development are set no lower than 52.65m above Ordnance Datum (AOD) ((0.65m) higher than the 1 in 1,000 year flood event).

Reason -To reduce the risk of flooding to the proposed development and occupants and to ensure the health and safety of the occupants of the development, pursuant to policies EN14 and DM1 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

Clayton Brook Culvert

MCC records highlight that the underground culvert (Clayton Brook) is located within close proximity to the site (approximately 10m to the east of the site), while records are frequently updated to ensure the highest level of accuracy, the records cannot guarantee 100% accuracy for all MCC underground assets. It is therefore requested that the applicant informs the onsite contractor to remain observant and to take the appropriate safety precautions during excavation works. If any major unknown drainage assets are found beneath the site, then further investigation works should take place to identify the asset and MCC should be contacted immediately.

Mining

Please see information relating to mining in Appendix A.

Date: 11 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.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

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