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:

Creation of external roof terrace, including lighting, landscaping and other associated works.

Location:

Transmission Building 6 Atherton Street Manchester M3 3GS

Application reference:

PLA-2026-000145

Applicant:

Aviva Life & Pensions (UK) Limited

Date of application:

30 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun not later than three years beginning with the date of this permission.

   Reason - Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

   - Site Location Plan (90)001;
   - Existing and Proposed Site Plan (90)002 Rev. A;
   - Proposed Landscape Plan (90)003 Rev. A;
   - Lighting Strategy Plan (90)004 Rev. A;
   - Proposed East & South Elevations for Roof Terrace Works (90)402 Rev. A;
   - Proposed West Elevation for Roof Terrace Works (90)403;
   - Noise Impact Assessment, prepared by Murray Acoustics (Report Reference 21036-RP-NIA-O1Rev A; Dated and received 22/06/2026);
   - Heritage Addendum, prepared by Adapt Heritage;

- Local Labour Agreement, prepared by Avid;
- Design and Access Statement, prepared by Space Invader Design;
- SuDS Strategy, prepared by WML;
- Waste Proforma, prepared by Avid;
- Waste Management Strategy (as approved under application ref. CND/22/0338); and
- Planning Statement, prepared by Enabl.
- Lighting Layout Roof Level 260124-KRD-ZZ-RF DR-E-6300 P03, produced by Kennedy Redford (Received 15/05/2026)
- Transmission House – External Lighting Statement, produced by Kennedy Redford (Received 15/05/2026)

Received by Manchester City Council as the Local Planning Authority on 30/04/2026, 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 submitted acoustic report (Prepared by Murray Acoustics; Report Reference 21036-RP-NIA-O1Rev A; Dated and received 22/06/2026), prior to the first use of the roof terrace hereby approved, a schedule of days and hours of operation, together with an acoustic study, shall be submitted to and approved in writing by the City Council as local planning authority. The acoustic study shall confirm the number, type and location of speakers to be installed, together with a calculation to demonstrate how the limiting level has been determined, as well as confirmation on how speaker levels will be set and controlled. The roof terrace shall only allow for the use of background music and there should be no use of amplified noise at any time.

b) Prior to occupation of the roof terrace, where entertainment noise is permitted by part a of this condition, 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 consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the City Council as Local Planning Authority, prior to first use/occupation of the development.

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.

4) The premises shall not be open outside the following hours:

- 08:00 to 22:00 Monday to Friday

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.

5) Prior to the operation of the development, an Operational Management Plan that fully outlines how the site will be managed shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt, this shall include the following:

• final numbers of how many people can access the terrace at one time and how this will be monitored and controlled

• how noise levels will be monitored to ensure that they comply with approved noise levels

• how noise complaints to the building owner will be dealt with and how these will be monitored

• details of the types of events and number of events in a year that shall be held between 18:00 and 22:00

• how freestanding furniture will be secured in adverse weather conditions

The development shall then operate in accordance with the approved operational management plan for its lifetime.

Reason - To ensure an acceptable development in the interests of residential amenity pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) Prior to the installation of the pergola hereby approved, specifications and samples of the following materials shall be submitted to and be approved in writing by the Local Planning Authority:

• Fixed Solid Roof frame and fixed panels

• Retractable Waterproof Fabric Roof and frame

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

7) a) The construction of the development shall be carried out in accordance with the submitted Local Labour Agreement, prepared by Avid, received by the City Council as Local Planning Authority on 30 Apr 2026.

b) Prior to construction work for the development being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to that approved within part a of this condition, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

8) The development hereby approved shall store and present its waste and recycling in accordance with the following documents;

• Waste Proforma, prepared by Avid, received by Manchester City Council as the Local Planning Authority on 30 Apr 2026;

• Waste Management Strategy 'OGS, ST. JOHNS, MANCHESTER' prepared by Vectos (ref VN222272) dated May 2022, (as approved under application ref. CDN/22/0338)

The approved details shall be implemented as part of the development and be made available for use prior to its first operation, with it then being adhered to for the development's lifetime.

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

9) The external lighting hereby approved shall be carried out in accordance with the following documents:

- Lighting Layout Roof Level 260124-KRD-ZZ-RF DR-E-6300 P03, produced by Kennedy Redford;
- Transmission House – External Lighting Statement, produced by Kennedy Redford.

Should any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the City Council as Local Planning Authority causes detriment to adjoining and nearby residential properties, then within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted in writing to the City 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.

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

Highway Licensing

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk

Temporary pedestrian and traffic management

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC's Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Mining

Please see information relating to mining in Appendix A.

Date: 18 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