

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:

Change of Use of existing buildings to create 3no. self-contained flats (C3a) with associated external alterations.

Location:

366 Dickenson Road Manchester M13 0NG

Application reference:

144711/FO/2025

Applicant:

Wise Pharmacy

Date of application:

12 December 2025

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. Discussions with the applicant have changes to the number of flats and alterations to the proposed design, and the resulting proposal is considered to be in accordance with City Council policy. The applicant has also agreed pre-commencement conditions.

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:

Drawing numbered 2522-PL01 and 2522-PL13

Heritage Statement dated October 2020

Design and Access Statement dated December 2025 (ref: 2522_DAS _01)

The wyg Transport Assessment dated December 2020

All stamped as received by the City Council, as Local Planning Authority on 8 December 2025

Drawings numbered 2522- PL08 Rev A, 2522- PL10 Rev A, 2522- PL11 Rev A, 2522- PL12 Rev A and 2522- PL14 Rev B and the Waste Management Strategy, stamped as received by the City Council, as Local Planning Authority on 23 February 2026

Drawings numbered 2522- PL15 '05 Proposed North Elevation of Roof' and 2522- PL15 'Proposed Car Parking Arrangement', stamped as received by the City Council, as Local Planning Authority on 12 March 2026

Drawings numbered 2522-PL02 Rev A and 2522-PL09 Rev B, stamped as received by the City Council, as Local Planning Authority on 26 August 2026

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

- 3) Prior to the commencement of the development hereby approved, a detailed construction

management plan outlining working practices during development shall be submitted to

and approved in writing by the local planning authority, which for the avoidance of doubt

should include;

- Display of an emergency contact number;
- Hours of working;
- Dust suppression measures;
- Measures to control noise and vibration;

- Compound locations where relevant;
- Location, removal and recycling of waste
- Phasing and quantification / classification of vehicular activity associated with planned

construction, including commentary on types and frequency of vehicular demands together

with evidence (including appropriate swept-path assessment) of satisfactory routing both

within the site and on the adjacent highway

- Routing strategy of construction vehicles;
- Parking of construction vehicles and staff; and
- Sheeting over of construction vehicles.
- A dilapidation survey, including photographs and commentary, on the condition of carriageway/footways of construction vehicle routes surrounding the site.

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.

- 4) a) Before the development commences a scheme for acoustically insulating the proposed

residential accommodation against noise from Dickenson Road and surrounding Streets

shall be submitted to and approved in writing by the City Council as local planning

authority. There may be other actual or potential sources of noise which require

consideration on or near the site, including any local commercial/industrial premises. The

approved noise insulation and ventilation scheme shall be completed before any of the

dwelling units are occupied.

Noise survey data shall include measurements taken during a rush-hour period and night

time to determine the appropriate sound insulation measures necessary.

Additionally, where entertainment noise is a factor in the noise climate the sound insulation

scheme shall be designed to achieve internal noise levels in the 63Hz and 125Hz octave

centre frequency bands so as not to exceed (in habitable rooms) 47dB and 41dB

(Leq,5min), respectively.

b) Prior to first occupation of the residential units, a verification report shall 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 the internal noise 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 internal

noise criteria.

Reason: To secure a reduction in noise from traffic or other sources in order to protect

future residents from noise disturbance, pursuant to saved policy DC26 of the Unitary

Development Plan for the City of Manchester and policies SP1, H1 and DM1 of the Core

Strategy.

- 5) Prior to the commencement of any works hereby approved full details of the following

works shall be submitted to and approved in writing by the Local Planning Authority.

- Detailed specifications of roof lights
- Detailed specifications of front railings
- Detailed window specifications, which should match the materiality of the existing windows

The internal/external works shall then be constructed in accordance with these approved

details.

Reason - To ensure that the development is carried out in accordance with the approved

plans. Pursuant to Section 16 (Conserving and enhancing the Historic Environment) of the

National Planning Policy Framework, Policies SP1 (Spatial Principles), DM1 (Development

Management) and EN3 (Heritage) of the Adopted Core Strategy for the City of Manchester

and saved policy DC19.1 (Listed Buildings) of the Unitary Development Plan for the City of

Manchester.

- 6) a) Prior to commencement of the development, a scheme for electric vehicle charging and

any other considerations, for example boiler emissions, shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to occupation of the development any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority

and shall remain in situ whilst the use or development is in operation.

Reason: In the interests of the air quality surrounding the development and to secure a

reduction in air pollution from traffic or other sources in order to safeguard the amenity of

nearby residents from air pollution, pursuant to policies SP1, EN16 and DM1 of the

Manchester Core Strategy and Greater Manchester Air Quality action plan 2016.

- 7) The car parking spaces indicated on the approved plans shall be surfaced and made available for use prior to the building hereby approved being occupied. The car parking spaces shall then be available at all times whilst the site is occupied for use by residents of the development.

Reason - To ensure that there is adequate parking for the development proposed when the building is occupied in order to comply with Policies DM1 and T2.6 of the Manchester Core Strategy.

- 8) The development hereby approved shall be completed in accordance with the scheme for the provision of space for bicycle storage as shown on drawing numbered 2522-PL08 rev A stamped as received by the City Council, as Local Planning Authority on 23 February 2026. The approved space and facilities shall then be permanently retained for use by residents of the development.

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.

- 9) Prior to any above ground works commencing on site an Environmental Standards Statement shall be submitted to, and approved in writing by, the City Council, as Local Planning Authority. The statement shall demonstrate measures to be incorporated into the development to achieve energy efficiency and approved measures, which shall be implemented in the construction of the approved development. Prior to occupation of the apartments a post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority.

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

- 10) The storage and disposal of refuse at the site shall be carried out in accordance with the details shown on drawing numbered 2522- PL14 Rev A and the Waste Management Strategy, stamped as received by the City Council, as Local Planning Authority on 23 February 2026. These arrangements shall remain in situ whilst the use or development is in operation. No bins should be stored at the front or outside the curtilage of the property, other than on the day of collection

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

- 11) The residential units hereby approved shall not be occupied until details of the security measures to be incorporated into the development, which shall be to 'secured by design' specification, have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with these approved details which shall be retained thereafter.

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

- 12) Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be installed in any elevations of the development hereby approved, without planning permission being granted by the Local Planning Authority.

Reason - In the interests of residential amenity, pursuant to policies DM1 and SP1 of the Manchester Core Strategy and saved policy DC18 of the Unitary Development Plan for the City of Manchester.

- 13) 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 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).

Reason - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph

7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

- 14) The residential units 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 - In the exceptional circumstances of a proliferation of HMOs and short term lets restricting housing choice and adversely affecting sustainability and in the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through the provision of accommodation that is suitable for people living as families pursuant to paragraph 7.4 of the Guide to Development in Manchester: Supplementary Planning Document and Planning Guidance, the National Planning Policy Framework and policies SP1 and DM1 of the Core Strategy for the City of Manchester.

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

Ecology

Whilst the development is low risk for bats, the applicant is reminded that under the 2019 Regulation it is an offence to disturb, harm or kill bats. If a bat is found all work should

cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Highways

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

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.

Date: 27 August 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.