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:

Installation of new roof terrace with associated rooftop plant.

Location:

1 Tony Wilson Place Manchester M15 4FN

Application reference:

PLA-2026-000441

Applicant:

Will Parry Ralion Property ll Limited

Date of application:

13 July 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 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, received by Manchester City Council as the Local Planning Authority on 21 May 2026:

   - Planning Statement (prepared by JLL)
   - Noise Impact Assessment (prepared by Spectrum)
   - BNG Design-Stage Report (prepared by Urban Green)
   - Lighting Strategy (prepared by Flatt Consulting)

The following drawings and documents, received by Manchester City Council as the Local Planning Authority on 25 June 2026:

- Location Plan (ref: 7124-JMA-01-ZZ-DR-A-PL0001-S4-P03)
- Proposed Site Plan (ref: 7124-JMA-01-ZZ-DR-A-PL0003-S4-P03)
- Proposed Seventh Floor (ref: 7124-JMA-01-07-DR-A-PL0001-S4-P02)
- Proposed Roof Terrace Plan (ref: 7124-JMA-01-07-DR-A-PL0002-S3 P02)
- Proposed Roof Terrace Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0003 S4-P02)
- Proposed North Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0002-S4-P03)
- Proposed North Elevation-North Context (ref: 7124-JMA-01-ZE-DR-A PL0002-S4-P03)
- Proposed East Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0004-S4-P03)
- Proposed South Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0006-S4 P03)
- Proposed West Elevation (ref: 7124-JMA-01-ZE-DR-A-PL0008-S4-P03)
- Proposed West Elevation-Site Context (ref: 7124-JMA-01-ZE-DR-A PL0008-S4-P03)
- Proposed Section AA (ref: 7124-JMA-01-ZZ-DR-A-PL5002-S4-P03)
- Proposed Section BB (ref: 7124-JMA-01-ZZ-DR-A-PL5004-S4-P03)
- Proposed Section CC (ref: 7124-JMA-01-ZZ-DR-A-PL5006-S4-P03)
- Roof Terrace Bay Study (ref: 26012-JMA-07-DR-A-PL200 P01)
- Design and Access Statement (prepared by JMArchitects)
- BNG Assessment/Metric (prepared by Urban Green)

The following drawings and documents, received by Manchester City Council as the Local Planning Authority on 13 July 2026:

- Proposed Roof Plan (ref: 7124-JMA-01-RL-DR-A-PL0002 P02)

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) 3) a) The external lighting installed shall be carried out in accordance with 'Terrace External Lighting Strategy, Flatt, Version 2, 22 April 2026', received by Manchester City Council as the Local Planning Authority on 21 May 2026, so as to control glare and overspill onto nearby properties.

b) Prior to the first use of the lighting scheme, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light 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 criteria.

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

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby occupiers, pursuant to policies SP1 and DM1 of the Core Strategy.

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

- 08:00 to 23:00 – Monday to Saturday

- 09:00 to 19:00 – Sunday

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 terrace, 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 from the sound system will be controlled

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

- 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) a) The operation of the rooftop plant hereby approved shall be carried out in accordance with the approved acoustic report 'Spectrum Acoustic Consultants, CS177/24311/Rev 0', dated 21 April 2026, received by Manchester City Council as the Local Planning Authority on 21 May 2026.

b) Prior to the first operation of the rooftop plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the rooftop plant achieve a rating level of 5dB (LAeq) below the typical background (LA90) level 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 operation of the rooftop plant hereby approved 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.

7) a) The rooftop terrace hereby approved shall be acoustically insulated and treated to limit the breakout of noise in accordance with the approved acoustic report 'Spectrum Acoustic Consultants CS177/24311/Rev 0', dated 21 April 2026, received by Manchester City Council as the Local Planning Authority on 21 May 2026, and the measures shall remain in-situ for the duration of the development.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to for approval by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impact assessment.

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 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.

8) Prior to the commencement of the development, details/samples of the materials to be used in the construction of the external surfaces of the development, including the full and final details of the fixing details, have been submitted to and been approved in writing by the Local Planning Authority. 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.

9) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- A community consultation plan;
- Sheeting of construction vehicles;
- The duration/phasing of construction works and associated vehicle trips;
- Confirmation of display of an emergency contact number;
- Contact details of the site manager/responsible person to discuss issues/amendments that arise;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;
- A dimensioned plan to be provided for any proposed scaffolding and site hoarding to understand impact to highway/footway.

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 plans for the duration of the demolition and construction parts of the development.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1, EN19 and DM1 of the Manchester 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

Bio-Diversity Net Gain

The statutory framework for biodiversity net gain requires a Biodiversity Gain Plan to be submitted and approved to discharge the biodiversity gain condition prior to the commencement of development.

A developer must submit the Biodiversity Gain Plan to the planning authority in writing, no earlier than day after planning permission has been granted. The use of the Biodiversity Gain Plan template is stro encouraged to bring together the required information into one document for approval.

The following content of a Biodiversity Gain Plan is required for development:

- information about the steps taken or to be taken to minimise the adverse effect of the development o biodiversity of the onsite habitat and any other habitat;

- the pre-development biodiversity value of the onsite habitat;

- the post-development biodiversity value of the onsite habitat;

- any registered off-site biodiversity gain allocated to the development and the biodiversity; and

- any biodiversity credits purchased for the development.

In addition, the following is required:

- name and address of the person completing the Plan, and (if different) the person submitting the Pla

- a description of the development and planning permission reference number (to which the plan relat

- the relevant date, for the purposes of calculating the pre-development biodiversity value of onsite ha and if proposing an earlier date, the reasons for using this earlier date;

- the completed biodiversity metric calculation tool(s), stating the publication date of the tool(s), and sh the calculation of the pre-development onsite value on the relevant date, and post-development biodiv value;

- a description of arrangements for maintenance and monitoring of habitat enhancement to which para 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at lea years after the

development is completed);

- (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be f and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reas that;

- pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the relevant date, and drawn to an identified scale and showing the direction North;

- a description of any irreplaceable habitat on the land to which the plan relates which exist on the rele date, and any part of the development for which planning permission is granted where the onsite habi that part is irreplaceable habitat arrangements for compensation for any impact the development has biodiversity of the irreplaceable habitat; and

- if habitat degradation has taken place: a statement to this effect, the date immediately before the degradation activity, the completed biodiversity tool showing the calculation of the biodiversity value o onsite habitat on that date, and any available supporting evidence for the value.

There is a standard Biodiversity Gain Plan template available to complete which brings together many these matters into one document.

The submission of a Biodiversity Gain Plan to a local planning authority falls under Regulation 16 of th Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visit) (En Regulations 2012 which covers fees for the written confirmation of compliance with a condition or con attached to a grant of planning permission.

Information for Developers guidance

Information for Developers guidance documents can be downloaded using the following link:
http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_gui

Highway Licensing

- The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffo skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via E highwaylicences@manchester.gov.uk
- The applicant is required to discuss and agree any requirements for temporary pedestrian and 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: 04 September 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