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 2 (Specified Plans and Drawings) attached to Planning Permission 144155/FO/2025 to facilitate the relocation of the cycle and bin stores to ground floor level, amendments to roof plant access and amendments to external treatment to Back Piccadilly and introduce additional Class E unit..

Location:

St Margarets Chambers 5 Newton Street Manchester M1 1HL

Application reference:

PLA-2026-000620

Applicant:

Mr Gary Bell Charlotte Street Estates Limited

Date of application:

22 June 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than the 29-12-2028

   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:

(a) Site Location Plan stamped as received on 01-10-25;

(b)Dwgs 2093 P(120) First Floor Plan Proposed, P(121) First Floor Strip Out, P(130) Proposed Second Floor Plan, P(131) Second Floor Strip Out, P(140) Proposed Third Floor Plan, P(141) Third Floor Strip Out, all stamped as received on 01-10-25 and P(150) A Proposed Fourth Floor Plan, P(151) A Fourth Floor Strip Out and, P(160) A Proposed Roof Plan, P(161) A Roof Plan Strip Out , P(100) C, Basement Proposed, P(101) B Basement Strip.-out, P(110) B Ground Floor Proposed, P(111) B Ground Floor Strip Out,;

(c) Dwgs 2093 P(123) 1st Floor Reflected Ceiling Plan, P(133) 2nd Floor Reflected Ceiling Plan, P(143) 3rd Floor Reflected Ceiling Plan, P(103) B Basement Reflected Ceiling Plan, P(113) B Ground Reflected Ceiling Plan,P(153) A 4th Floor Reflected Ceiling Plan;

(d) Dwgs 2093 P(200) Piccadilly Elevation - Proposed, P(201) Piccadilly Elevation – Strip-Out, P(206) Piccadilly Elevation - Proposed Repairs and Conditions, P(210) Newton Street Elevation - Proposed, P(211) Newton Street Elevation 1-2 - Proposed, P(212) Newton Street Elevation 2-2 - Proposed, P(213) Newton Street Elevation - Strip-Out, P(214) Newton Street Elevation 1-2 - Strip-Out, P(215) Newton Street Elevation 2-2 - Strip-Out, P(216) Newton Street Elevation - Proposed Repairs and Conditions 1-2, P(217) Newton Street Elevation - Proposed Repairs and Conditions 2-2, and P(237) Lightwell Elevations - Proposed Repairs and Conditions 2-2 all stamped as received on 01-10-25 all stamped as received on 03-12-25 and P(220) B Back Piccadilly Elevation , P(222) B Back Piccadilly Elevation - Strip-Out, P(226) B Back Piccadilly Elevation - Proposed Repairs and Conditions, P(236) A Lightwell Elevations - Proposed Repairs and Conditions 1-2 P(230) A Lightwell Elevations - Proposed and P(231) A Lightwell Elevations - Strip-Out all stamped as received on 09-06-2026;

(e) Dwgs 2093 P(310) A Proposed Section BB, P(311) Proposed Section BB Strip-Out P, (320) Proposed Section CC, A P(321) Proposed Section CC Strip-Out, P(325) A Section DD Proposed, P(330) Ground Floor Lobby Section AA, P(331) Ground Floor Lobby Section BB, P(332) Ground Floor Lobby Sections CC & DD, P(336) Section HH Proposed, P(337) Section HH-Strip Out and P(350) Smoke Shaft Section Proposed , P(300) D Proposed Section AA, and P(301) C Proposed Section AA Strip-;

(f) Dwgs 2093 P(404) Panelled Wall Elevation - Upper Floor Lobby, P(430) Window Details - with Architrave , P(431) Window Details - without Architrave, P(432) Window Details - Deep Reveal, P(434) Window Details 1st Floor Bay Deep Cill, P(435) Window Details 1st Floor Bay Shallow Cill, P(436) Window Details 1st Floor Bay Modified Frame, P(440) Rooflight and Roof Upgrade Details and P(441) Rooflight and Roof Upgrade Details 2;

(g) Dwgs 2093 P(400) Typical Partition Detail - Sheet 1 and P(402) Door and Partition Detail - Sheet 3;

(h) Dwgs 2093 P(404) Panelled Wall Elevation - Upper floor Lobby, P(406) Panelled Wall Smoke Vent Louvre, P(445) Window Details - Fire Rated Screen all stamped as received on 01-10-25, P(450) A Window Details - Smoke Vent no 2 and P(451) Window Details - Smoke Vent no 2 Strip Out and P(850) A Smoke Vent Shaft 3D Views;

(i) Dwgs 2093 P(340) Fourth Floor Partitions, P(403) Panelled Wall Elevation - 1st Floor Lobby and P(410) Typical Floor Build Up Proposed Upgrade and P(335) A Basement Proposed Opening Section GG

(j) Dwgs 2093 P(115) A Ground Floor Proposed, P(116) Ground Floor Strip-out, P(327) 36 Back Piccadilly Façade Door Section P(328) 36 Back Piccadilly Façade Window Section, P(329) 36 Back Piccadilly Façade Strip Out Section and P(452) 36 Back Piccadilly Window Detail;

(k) Method Statement Rev A- Door and Panel Modifications, Project Ref: 1907 St Margarets, Manchester by Atelier MB stamped as received on 01-10-25;

(l) St Margarets 1907 Envelope Repairs 23-02-2023 by Atelier Mb stamped as received on 01-10-25;

(m) ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 01-10-25; and

(n) Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW ,February 2023 by PDA stamped as received on the 01-10-25

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, and DM1 saved Unitary Development Plan polices DC18.1, DC19.1 and DC26.1

3) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

4) Prior to the commencement of development, a detailed construction management plan outlining working practices during development shall be submitted for approval in writing by the local planning authority, which should include;

o Display of an emergency contact number;

o Details of Wheel Washing;

o Dust suppression measures;

o Compound locations where relevant;

o Location, removal and recycling of waste;

o Routing strategy and swept path analysis;

o Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;

o Parking of construction vehicles and staff; and

o Sheeting over of construction vehicles.

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 plan.

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

5) The scheme for the storage (including segregated waste recycling) and disposal of refuse as set out in the Waste Proforma Rev B stamped as received on 03-12-25 and section 8.3 of the St Margaret's Design and Access Statement by Atelier stamped as received on 01-10-25 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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.

6) The development hereby approved shall be carried out in accordance with the measures set out in the ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 01-10-25

A post construction review certificate/statement shall be submitted for approval, within a timeframe that has been previously agreed in writing by the City Council as local planning authority.

Reason - In order to minimise the environmental impact of the development, pursuant to policies SP1, DM1, EN4 and EN8 of Manchester's Core Strategy, and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

7) No development shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how secure by design accreditation will be achieved 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 should include the secondary entrance door certified to a burglary resistant standard (i.e. BS PAS 24) and the mailboxes aresecure mailboxes (TS009:2019)

The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

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

8) Notwithstanding the recommendations within the Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW ,February 2023 by PDA stamped as received on the 01-10-25 before development commences final details of the following shall be submitted:

(a) a scheme for acoustically insulating and mechanically ventilating the residential accommodation against local road traffic network, any local commercial/industrial noise sources including the ground floor / basement commercial units; and

(b) An assessment of the potential for overheating and any required mitigation which the noise insulation scheme shall take into account

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

The approved noise insulation and ventilation scheme and shall be completed before any of the dwelling units are occupied.

The following noise criteria will be required to be achieved whilst providing adequate ventilation as defined by Approved Document F of the Building Regulations (whole dwelling ventilation):

Bedrooms (night time - 23.00 - 07.00) 30 dB LAeq (individual noise events shall not exceed 45 dB LAmax,F by more than 15 times)

Living Rooms (daytime - 07.00 - 23.00) 35 dB LAeq

In terms of insulation from entertainment noise the 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.

(c)Prior to the first occupation of the residential accommodation, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met with windows and purge vent doors closed. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

(d) Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

9) (a) Plant shall be installed an operate in accordance with the recommendations and specified noise levels as set out within the Plant Noise Impact Assessment - Planning Condition 9 Residential Development St Margaret's Chambers, Manchester REPORT REFERENCE NO. J004193-8667-CW-01 February 2025 by PDA stamped as received on 03-12-25.

(b) Prior to the first occupation of the residential accommodation a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.

Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority. Any measures shall thereafter retained and maintained in situ.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

10) Deliveries, servicing and collections associated with the management of the building and ancillary uses within it including waste collections shall not take place outside the following hours:

07:30 to 20:00 Monday to Saturday

10:00 to 18:00 Sundays and Bank Holidays

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.

11) The residential accommodation hereby approved shall be used only as private dwellings (which description shall not include serviced apartments/apart hotels 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 1995, or any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: To safeguard the amenities of the neighbourhood by ensuring that other uses which could cause a loss of amenity such as serviced apartments/apart hotels do not commence without prior approval pursuant to Core Strategy policies SP1 and DM1 and to ensure the permanent retention of the accommodation for normal residential purposes.

12) 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 residential accommodation (Class C3(a)) 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). this does not preclude two unrelated people sharing a property.

Reason - In the interests of residential amenity, to safeguard the character of the area and to maintain the sustainability of the local community through provision of accommodation that is suitable for people living as families pursuant to policies DM1 and H11 of the Core Strategy for Manchester and the guidance contained within the National Planning Policy Framework.

13) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new windows and fire rated blockwork [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed secondary glazing, including affixing detail, finish and an in-situ sample;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new door to Newton Street and the new opening to Back Piccadilly, including product specifications and finish of the proposed new louvre;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of external lighting, ancillary signage and other installations;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

17) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been

submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed rooflights, including complete cross-sections and material specifications ;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A strategy and details of the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

19) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new windows and fire rated blockwork [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

20) Before use of the ground floor commercial use as shown in Dwg 2093 P(115) Ground Floor Proposed, hereby approved commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

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.

21) (a) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within the ground floor commercial unit as shown in dwg 2093 P(115) Ground Floor Proposed shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses. The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

b) Prior to the completion of the instalment of the extraction system approved under part a of this condition, details regarding the cleaning and maintenance, including information on the location and type of extract filters, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented as part of the development and then be retained and adhered to for the lifetime of the development.

c) Upon completion of the development, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements within part a and b of his condition. The report shall also undertake post completion testing to confirm that this criteria is met and

shall be submitted to and approved by the Local Planning Authority prior to the first operation of the internal and external extraction equipment.

d) Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the Local Planning Authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

22) Before use of the ground floor commercial unit as shown on dwg 2093 P(115) Ground Floor Proposed commences a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise break out or noise transfer from these units to the residential accommodation above shall be submitted to and approved in writing by the City Council as local planning authority.

b) Prior to the first use/occupation of the development, a Completion/Verifiation Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

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. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

23) The ground floor Class E unit as shown in dwg P(110) B Ground Floor Proposed shall not be occupied until a scheme for the storage (including segregated waste recycling) and disposal of refuse for each unit has been submitted to and approved in writing by the City Council as local planning authority.

The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

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.

24) (a) Notwithstanding the details of conditions 2 and 21 above, prior to the installation of any internal and external plant associated with the Class E Unit as shown in dwg P(110) B Ground Floor Proposed , including any kitchen extraction system and heat pump condenser unit, either a scheme that demonstrates that any any internal and external plant associated with the unit, including any kitchen extraction system and heat pump condenser unit will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any internal and external plant associated with the unit, including any kitchen extraction system and heat pump condenser unit so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved by the Local Planning Authority.

b) Prior to the first operation of the kitchen extraction system and heat pump condenser unit, a verification report, which will include post-completion testing, shall be submitted to and approved by the Local Planning Authority to validate that the kitchen extraction system and heat pump condenser unit 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 by the Local Planning Authority, before operation of the kitchen extraction system and heat pump condenser unit can commence.

The approved details shall be implemented and remain in place for as long as the above uses are operational

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

25) Before any use of a gym within the amenity areas as shown in dwg , P(100) C, Basement Proposed commences a scheme for acoustically insulating the space to ensure that there is no unacceptable level of noise transfer from these areas to the residential accommodation above or any unacceptable noise break out shall be submitted to and approved in writing by the City Council as local planning authority.

Noise from gym activities such as impact machines and free weights areas will need to be included within the assessment and details of any acoustic insulation / acoustic floor build up recommendation for these areas.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location.

The approved noise insulation scheme shall be completed before any use of an area as a gym commences. The approved details shall be implemented and remain in place for as long as the unit is in use

(b) Prior to the use commencing a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

(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 secure a reduction in noise in order to protect future building occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

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

Mining

Please see information relating to mining in Appendix A.

Date: 09 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