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 conditions 2, 3 and 5 attached to Planning Permission 145137/JO/2026 to retain louvres to the Warwick Street elevation together with proposed elevational alterations in the form of a painted design to louvres

Location:

The Quarters Oldham Street and Spear Street Manchester M4 1LF

Application reference:

PLA-2026-000896

Applicant:

Kempton Homes Ltd

Date of application:

14 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 30 May 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 from application 145137/JO/2026, received by Manchester City Council as the Local Planning Authority on 24 March 2025:

- Existing and Proposed Unit Plans PL-A-0006 P2

- Proposed Oldham Street Elevations 7708-al(05)011 P01

Received by Manchester City Council as the Local Planning Authority on 08 April 2025:

- Existing and Proposed Sections 7708-al(05)020-P01

- Existing and Proposed Sections 7708-al(05)021-P01

And received by Manchester City Council as the Local Planning Authority on 09 February 2026:

- Location Plan L(-)900

- Proposed Spear Street Elevations 7708-AL(05)221 P02

The scheme shall further be carried out in accordance with the drawings and documents submitted as part of application PLA-2026-000896:

- Existing and proposed lower ground floor plan 113-al(05)409-P01

- Existing and proposed ground floor plan 113-al(05)410-P03

- Technical Specification - Basement Smoke Ventilation System PSBUK 86024 REV P03

- 50187/001 REV A

received 03/07/2026.

- Existing and proposed Warwick Street elevations 113-al(05)420 revision P04

- Proposed Warwick Street elevations – fire louvres design intent 113-al(05)431 revision P02

- Fire louvres concept design 113-al(05)430-P02

- Honeycomb-rev01

All received 17/08/2026

- Exterior Spray Paint Artwork Method Statement prepared by arqilab

- Product information TECHNICAL DATA SHEET MTN 94.

- Correspondence RE: spray colours

- Product information DATA SHEET OUTDOOR PROTECTIVE VARNISH

All received 19/08/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat2, JP-S1, JP-C5, JP-J1, JP-P1 and JP-P2; Core Strategy policies SP1, EC1, CC1, CC7, CC9, T1, EN1, EN3 and DM1; Saved UDP Policies DC18, DC22, and DC26; Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990; and Sections 7, 14, 17 and 20 of the NPPF

3) The layout of the commercial units shall now be carried out in accordance with the following drawings, received by Manchester City Council as the Local Planning Authority

- Existing and Proposed Unit Plans PL-A-0006 P2 received by Manchester City Council

Received 24/03/2025

- Existing and proposed lower ground floor plan 113-al(05)409-P01

received 03/07/2026

No commercial unit within Building A or Building B as identified on these approved drawings shall be combined with another or subdivided unless planning permission is specifically granted.

Reason - For the avoidance of doubt as changes to any element of the development may have consequences in terms of national and local policy considerations. Pursuant to policies EC1, CC1, CC3, CC4, CC5, CC6, CC7, CC8, CC10, H1, T1, T2, SP1 and DM1 of the Core Strategy, saved policies DC10.1, DC26 and RC20 (Area 10) of the Unitary Development Plan and Part 1 of the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (April 2007).

4) The louvres to Spear Street approved under application 145137/JO/2026 shall remain matched, in terms of type, size, colour and texture, the existing louvres at ground level on the Spear Street elevation on the existing building.

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.

5) The 2no. louvres as installed to Warwick Street and hereby approved shall remain matched, in terms of type, size, colour and texture, to the existing louvres at ground level on the Spear Street elevation on the existing building in accordance with the following documents and drawings received 17/08/2026.

- Existing and proposed Warwick Street elevations 113-al(05)420 revision P04

- Proposed Warwick Street elevations – fire louvres design intent 113-al(05)431 revision P02

- Fire louvres concept design 113-al(05)430-P02

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, and DM1; saved UDP Policy DC18; Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF.

6) a) Any plant, equipment and servicing associated with the louvres to Spear Street shall be insulated or acoustically treated in accordance with the details of the following information by the City Council as Local Planning Authority pursuant to the discharge of Condition 5a within application OTH-2026-000143 to achieve a rating

level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location:

• Covering Letter prepared by Emery Planning dated 29 April 2026 EP ref: 24-423

• Noise Technical Memo by Clarke Saunders ref: 14077.250827.TN1.2

All received 30/04/2026.

b) Prior to the first operation of any plant, equipment and servicing associated with the 2no. louvres to Spear Street, 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 any plant, equipment and servicing associated with the louvres achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location in accordance with the details approved in part 5a above.

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 any plant, equipment and servicing associated with the 2no. Spear Street louvres 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 Core Strategy Policies SP1 and DM1; saved UDP Policy DC26; and Section 17 of the NPPF as they relate to noise disamenity

7) Any maintenance, servicing or testing of the plant, equipment and servicing associated with emergency smoke ventilation within Unit 1, Block A, The Quarters via the 2no. louvres to Warwick Street as detailed in Technical Specification - Basement Smoke Ventilation System PSBUK 86024 REV P03 received 03/07/2026 and the Public artwork strategy proposed Warwick Street Ventilation Louvres revision P02 received 17/08/2026 shall be restricted to the following hours:

Monday to Friday 09:00am to 18:00pm

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 Core Strategy Policies SP1 and DM1; saved UDP Policy DC26; and Section 17 of the NPPF

8) a) In the event that any plant, equipment and servicing not associated with emergency smoke ventilation within Unit 1, Block A, The Quarters is connected to the 2no. louvres to Warwick Street as detailed in Technical Specification - Basement Smoke Ventilation System PSBUK 86024 REV P03 received 03/07/2026 and the Public artwork strategy proposed Warwick Street Ventilation Louvres revision P02 received 17/08/2026, then prior to its first operation either a scheme that demonstrates that the plant, equipment and servicing 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 plant, equipment and servicing associated with the louvres 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 in writing by the Local Planning Authority.

b) Prior to the first operation of any plant, equipment and servicing as described in part a of this condition, 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 any plant, equipment and servicing associated with the louvres 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 plant, equipment and servicing associated with the louvres 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 Core Strategy Policies SP1 and DM1; saved UDP Policy DC26; and Section 17 of the NPPF

9) Within 4 weeks from the date of this permission, the spray design to the 2no. louvres hereby approved shall be carried out in accordance with the details of the following drawings and documents received by the City Council as Local Planning Authority:

- Existing and proposed Warwick Street elevations 113-al(05)420 revision P04

- Proposed Warwick Street elevations 113-al(05)431 revision P02

- Fire louvres concept design 113-al(05)430-P02

- Honeycomb-rev01

All received 17/08/2026

- Exterior Spray Paint Artwork Method Statement prepared by arqilab

- Product information TECHNICAL DATA SHEET MTN 94.

- Correspondence RE: spray colours

- Product information DATA SHEET OUTDOOR PROTECTIVE VARNISH

All received 19/08/2026

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC9, EN1, EN3, and DM1; saved UDP Policy DC18; Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990; as well as Sections 14 and 20 of the NPPF

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: 10 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