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:

Retention of the premises as an arts and crafts centre (Class E(d) and retention and modification of 2no grilles and entrance.

Location:

Arch 103 Temperance Street Manchester M12 6HR

Application reference:

PLA-2026-000357

Applicant:

Mr Euan Hair

Date of application:

24 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 following plans and documents received by Manchester City Council as the Local Planning Authority:

   Plans

- Location Plan

- 1396-03 REV.A

Received 04/06/2026

- 3630.F07.2 REV.A

- 3630.F07.3 REV.A

- 3630.F07.4 REV.A

Received 11/09/2026

Documents

- Inspection & Assessment in relation to Bats & Breeding Birds report referenced PR-26-0149 Issue Number 1.0 and prepared by enviro solution

Received on 24/07/2026.

- ‘Options Analysis for siting of ventilation grilles in support of the Planning Application for Proposed Change Of Use of 103 Temperance Street, Manchester, M12 6HR to Class E(d) – Indoor Sport, Recreation or Fitness’, P2 ref: 1369, Revision P1

Received on 11/09/2026.

Correspondence

- RE: Shopfront

Received on 14/09/2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policy JP-Strat1, JP-Strat2, JP-S1, JP-J1, JP-P1, JP-G8, JP-C1, JP-C6, and JP-C8; Core Strategy policies SP1, EC1, CC1, CC4, CC5, CC10, T1, T2, EN1, EN15 EN18, EN19 and DM1; Saved UDP Policies DC14 and DC26; Sections 7, 14, 15, 16, 17, 19 and 20 of the NPPF; as well as guidance contained within the Manchester Piccadilly 2018 and Mayfield 2018 SRFs.

3) Notwithstanding the details of Condition 2 above or the approved drawing 3630.F07.2 REV.A or the approved options analysis document both received 11/09/2026, within 6 weeks from the date of this permission the 2no. grilles as shown in drawing 3630.F07.2 REV.A received 11/09/2026 shall be installed and colour matched to the RAL colour of the external surrounding brickwork of the elevation in accordance with 'Options Analysis for siting of ventilation grilles in support of the Planning Application for Proposed Change Of Use of 103 Temperance Street, Manchester, M12 6HR to Class E(d) – Indoor Sport, Recreation or Fitness', P2 ref: 1369, Revision P1 received 11/09/2026. The details shall thereafter remain in-situ for the duration of the development.

Reason: To ensure the appearance of the external grilles are an acceptable colour match to the surrounding brickwork and sufficiently discrete so as not to be the detriment of the external appearance of the elevation. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; Saved UDP Policy DC14 as well as Section 14 of the NPPF.

4) Notwithstanding the details of Condition 2 above or the approved drawing 3630.F07.2 REV.A received 11/09/2026, within 6 weeks from the date of this permission the recessed elevation and double doors as shown in drawing 3630.F07.2 REV.A received 11/09/2026 shall be colour matched to the RAL colour of the unit's blue shutter door in accordance with Correspondence RE: Shopfront received 14/09/2026. The details shall thereafter remain in-situ for the duration of the development.

Reason: To ensure the appearance of the recessed shopfront is not to the detriment of the external appearance of the elevation. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; Saved UDP Policy DC14 as well as Section 14 of the NPPF.

5) Notwithstanding the details of Condition 2 above, prior to the removal of the 4no. redundant grilles as shown on drawing 3630.F07.2 REV.A and their making good as shown on drawing 3630.F07.3 REV.A (both received 11/09/2026) and within 6 weeks from the date of this permission , a sample of the brickwork and mortar shall

be submitted and agreed by to Manchester City Council as Local Planning Authority to confirm an acceptable match to the surrounding brickwork of elevation.

The agreed sample shall then be implemented and remain in-situ for the duration of the development.

Reason: To ensure the quality of the brickwork and mortar are not to the detriment of the external appearance of the elevation. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; Saved UDP Policy DC14 as well as Section 14 of the NPPF.

6) 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) the commercial unit as shown in the approved Location Plan and drawing referenced1396-03 REV.A received by the City Council as Local Planning Authority on 04/06/2026 shall only be used as an Class E (d) arts and crafts centre recreation use, and for no other purpose (including any other purpose within Class E or any other class of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Places for Everyone Policy JP-Strat1, JP-Strat2, JP-S1, JP-J1, JP-C1, JP-C6, JP-C8, and JP-P1; Core Strategy policies SP1, EC1, CC1, CC4, CC5, T1, T2, EN18, EN19 and DM1; Saved UDP Policies DC14 and DC26; Sections 7, 14, 15, 16, 17, 19 and 20 of the NPPF; as well as guidance contained within the Manchester Picadilly 2018 and Mayfield 2018 SRFs.

7) The commercial unit as shown in the approved Location Plan and drawing referenced1396-03 REV.A received by the City Council as Local Planning Authority on 04/06/2026 shall not operate outside the following hours:

Mondays to Sundays (including Bank Holidays): 08:00am – 20:00pm

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 Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; Saved UDP Policy DC26; and Section 17 of the NPPF.

8) a) Notwithstanding the details of condition 2 above or the approved drawing 1369-03 REV.A received 04/06/2026, within 6 weeks from the date of this permission a scheme for waste management shall be submitted to and agreed by the City Council as Local Planning Authority.

Details of the approved waste management strategy shall be implemented as part of the development and shall remain in situ whilst the use is in operation.

b) In the event that waste management does not conform with the scheme specified in part a of this condition, any required measures/changes and verification shall continue until conformity has been achieved and agreed by the Local Planning Authority, before the use can commence.

Reason - In the interests of amenity and public health, pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1, EN19 and DM1; and Section 17 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

Highways Licensing and Traffic Management

Any requirements for licensing, hoarding / scaffolding, skips and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highway Applicatio

Network Resilience teams via email at highwaylicences@manchester.gov.uk and highwaynetworkmanagement@manchester.gov.uk

Info for Developers

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

HSR

The applicant is advised that the application site is adjacent to land that remains safeguarded for construction/operation of the scheme that would be authorised by the High-Speed Rail (Crewe - Manc Bill. We expect to know more in due course and the applicant is advised to monitor future Governmen announcements on this subject.

Biodiversity Enhancements

The applicant should consider the following opportunities for biodiversity enhancement:

1. Bat bricks and/or tubes within the new development

2. Bird box/swift nesting bricks

3. Green walls

Protected Species

Protected species can turn up in unexpected places and the granting of planning permission does not the need to abide by the laws which are in place to safeguard biodiversity. The applicant should be aw that they must seek ecological advice should they find or suspect that the proposals will impact on pro species.

Nesting Birds

Work that will impact on habitats where nesting birds may be present (for example demolition of a buil works to trees and other vegetation including undergrowth like bramble), should not be undertaken in main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.

Network Rail

The applicant should submit details to: InterfaceManagementTeam@networkrail.co.uk before comme any works and discuss the works with this team.

Mining
Please see information relating to mining in Appendix A.

Date: 16 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