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:

Erection of a second-floor extension.

Location:

Second Floor 101-103 Oldham Street Manchester M4 1LW

Application reference:

PLA-2026-000940

Applicant:

SA Property Services Ltd SA Property Services Ltd

Date of application:

07 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:

   Plans

• 101-103OS/PLAN SHEET1OF1 REVISION E

All received 09/09/2026

Documents

- HERITAGE, DESIGN AND ACCES STATEMENT dated April 2021

All received 07/07/2026

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-C1, JP-C6, JP-C8, JP-J1, JP-J2, JP-J3, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC5, CC7, CC9, CC10, T1, T2, EN1, EN3, EN19, and DM1; saved UDP Policies DC18, DC19 and DC26; Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990; as well as Sections 7, 12, 14, 15, 16, 17 and 20 of the NPPF.

3) Notwithstanding the details as set out in condition 2 above, prior to the commencement of development, full and final details of the slate roof shall be submitted for approval by the City Council as Local Planning Authority.

This shall include:

- Product specifications

- Construction detailing including arrangement of tiling

- Samples for a slate tiling matching adjacent slate roofscapes

The approved details shall be utilised in the development and remain in-situ for its duration.

Reason - To ensure the appearance of the extension to be erected is not adversely affected by the materials to be used in its construction. Pursuant to Places for

Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18 and DC19; Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; and Sections 14 and 20 of the NPPF

4) Prior to the commencement of any works, a detailed Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the plan shall include detail on the following matters;

• Details of the location and arrangements for contractor parking;

• Details for the management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;

• Identification of measures to control noise and vibration;

• Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas as relevant;

• Details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and

• Highway dilapidation surveys including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

The approved plan shall be implemented as part of the development and retained for the duration of the construction works.

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

5) a) Waste management shall operate on the basis of the existing waste arrangements in accordance with the HERITAGE, DESIGN AND ACCES STATEMENT dated April 2021 received by the City Council as Local Planning Authority on 07/07/2026.

Details of the approved waste management strategy shall be implemented as part of the development and shall remain in situ for the duration of the development

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.

6) The 4no. windows within the rear elevation of the building hereby approved, as shown on drawing 101-103OS/PLAN SHEET1OF1 REVISION E received 09/09/2026 shall be obscurely glazed for the lifetime of the development.

Reason - In the interest of safeguarding neighbouring amenity and preventing overlooking, in accordance with Places for Everyone Policies JP-P1; Core Strategy Policies SP1 and DM1; as well as Sections 12 and 14 of the NPPF.

7) Notwithstanding the details as set out in condition 2 above, prior to the commencement of development, full and final details of the 4no. windows including product specification shall be submitted for approval by the City Council as Local Planning Authority.

The approved details shall be utilised in the development and remain in-situ for its duration.

Reason - To ensure the appearance of the extension to be erected is not adversely affected by the materials to be used in its construction. Pursuant to Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Policies SP1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18 and DC19; Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990; and 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

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

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