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:

Change of use of second, third, and fourth floors from commercial use (Use Class E), to create 5no residential apartments (Class C3), other associated external works including creation of roof terrace, residential entrance, works to roof and windows, replacement of rainwater goods, and associated works with retention of basement, ground, and first floors in Class E use.

Location:

Winters Buildings 30 St Ann Street Manchester M2 7LF

Application reference:

PLA-2026-001170

Applicant:

The Winters Building Freehold Ltd

Date of application:

28 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 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 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:

(a) 0277-al(05)005 - existing site plan_P01, 0277-al(05)001 - existing location plan_P01 and 0277-al(05)105 - proposed site plan_P01;

(b)0277-al(05)010 - existing basement plan_P02, 0277-al(05)011 - existing ground floor plan_P02, 0277-al(05)012 - existing 1st floor plan_P02,

(c) 0277-al(05)013 - existing 2nd floor plan_P02, 0277-al(05)014 - existing 3rd floor plan_P02, 0277-al(05)015 - existing 4th floor plan_P02, 0277-al(05)016 - existing roof plan_P02;

0277-al(05)020 - existing section AA_P02, 0277-al(05)021 - existing section BB_P02 and 0277-al(05)022 - existing section CC_P02;

(d)0277-al(05)030 - existing St Anns st elevation_P02 and 0277-al(05)031 - existing st anns churchyard elevation_P03 and 0277-al(05)032 - existing lightwell elevation 1_P02, 0277-al(05)033 - existing lightwell elevation 2_P02;

(e) 0277-al(05)110 - proposed basement plan_P02, 0277-al(05)111 - proposed ground floor plan_P01, 0277-al(05)112 - proposed 1st floor plan_P01,

(f)0277-al(05)113 - proposed 2nd floor plan_P02, 0277-al(05)114 - proposed 3rd floor plan_P02, 0277-al(05)115 - proposed 4th floor plan_P03 and 0277-al(05)116 - proposed roof plan_P01;

(g) 0277-al(05)120 - proposed section AA_P03, 0277-al(05)121 - proposed section BB_P02 and 0277-al(05)122 - proposed section CC_P03;

(h)0277-al(05)130 - proposed St Anns street elevation_P04 and 0277-al(05)131 - proposed St Anns churchyard elevation_P04;

(i) 0277-al(05)132 - proposed lightwell elevation 1_P04, 0277-al(05)133 - proposed lightwell elevation 2_P04, 0277-al(05)200 - existing dormers and roof terrace_P01, 0277-al(05)201 - proposed dormers and roof terrace_P04, 0277-al(05)210 - proposed residential entrance_P02, 0277-al(05)220 - proposed plantroom level 04_P02, 0277-al(05)230 - proposed risers and smoke shaft_P01, 0277-al(05)240 - proposed main roof alterations_P03, 0277-al(05)250 -lift shaft extension_P02,

(j) 0277-al(05)300 - secondary glazing_P02, 0277-al(05)301 - dormers with louvres level 04_P01, 0277-al(05)302-proposed AOV rooflight STAIR 03_P01, and 0277-al(05)400 - existing stair 01_P01, 0277-al(05)401 - proposed stair 01_P02 and 0277-al(05)500 - Planning CGIs_P01;

(k) 0277-SK030B - refuse plans;

(l)Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026, MECHANICAL SERVICES HVAC LAYOUT FOURTH FLOOR PLANTROOM DETAILS C4384-HEC-ZZ-04-DR-M-5750 Rev P03 and Dwgs C4384-HEC-ZZ-04-DR-M-5750-P03 HVAC Plant, C4384-HEC-ZZ-03-DR-M-5700-P02 HVAC 3rd, C4384-HEC-ZZ-02-DR-M-5700-P02 HVAC 2nd C4384-HEC-ZZ-04-DR-M-5700-P02 HVAC 4th;

(m)C4384-HEC-ZZ-ZZ-RP-N-PART O-P01 Overheating Report.;

(n)Construction Management Plan Project: WINTERS BUILDING Date: 15th September 2026 Revision: 4 by Cubic works;

(o)Winters External Dilapidation Survey;

(p)Site Waste Management Plan Rev 1 all stamped as received on 16/09/2026;

(q)Air Quality Assessment Winters Building, St. Ann's Square, Manchester Reference: 11115r1 Date: 22nd June 2026 by (r)Cubic Works as supplemented by Reports 671811 & IAQBOX-S;

(s) Dwg C4384-HEC-ZZ-04-DR-M-5700, Mechanical Services Plan (Ref: DR-M-5750-P03); and

(t) Winter's Buildings, 32 St Ann Street, Manchester Design and Access Statement PLANNING ISSUE - 22nd July 2026 0277 2026-07-22 REP 03

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE policies JP-Strat1, JP-Strat2, JP-Strat14, JP-S1,JP-S2, JP-S6, JP-J1, JP-H3, JP-P1, JP-P2, JP-C1, Policy JP-C4, JP-C3, JP-C5, JP-C7 and JP-P2, Core Strategy Policies SP1, H1, CC1 CC3, CC7, CC9, EN3, DM1, EN4, EN6, T1 and T2 and saved Unitary Development policies, DC18, DC19, and DC26.

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 schedule of and programme for the submission of samples of all external materials including decorative louvres to roof area;

(b) 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 occupation of the building details of measures to create potential opportunities to enhance and create new biodiversity within the development through the inclusion of bird boxes/ nesting provision for shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Reason - Pursuant to Core Strategy Policy DM1 and EN15 and NPPF Policy N2

5) The building plant (internal and external) shall be implemented in accordance with the specifications and performance standards within the Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026, MECHANICAL SERVICES HVAC LAYOUT FOURTH FLOOR PLANTROOM DETAILS C4384-HEC-ZZ-04-DR-M-5750 Rev P03 and Dwgs C4384-HEC-ZZ-04-DR-M-5750-P03 HVAC Plant, C4384-HEC-ZZ-03-DR-M-5700-P02 HVAC 3rd, C4384-HEC-ZZ-02-DR-M-5700-P02 HVAC 2nd C4384-HEC-ZZ-04-DR-M-5700-P02 HVAC 4th

(b) Prior to the first occupation , a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as in compliance with part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met.

(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 with part (a) 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 any of the above approved plant including internally and externally mounted ancillary equipment can commence. The approved scheme shall remain operational thereafter

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.

6) (a) The development shall be implemented in accordance with the specifications and performance standards as set out within the Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026 and C4384-HEC-ZZ-ZZ-RP-N-PART O-P01 Overheating Report.

(b)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.

7) The development hereby approved shall be carried out in accordance with the MCC Refuse Proforma - Winters 3.9.26, 0277-SK030B - refuse plans and HVAC plans (5700 series) and associated information which confirms the mechanical ventilation for each bin store

The details shall be implemented prior to the first use of the development and thereafter retained and maintained in situ. The approved details shall be implemented and remain in place for as long as the use is in place.

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

8) The development shall be implemented in accordance with the following for the duration of the works.:

Construction Management Plan Project: WINTERS BUILDING Date: 15th September 2026 Revision: 4 by Cubic works;

Winters External Dilapidation Survey; and

Site Waste Management Plan Rev 1 all stamped as received on 16/09/2026

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

9) Air quality mitigation shall be implemented in accordance with the Air Quality Assessment Winters Building, St. Ann's Square, Manchester Reference: 11115r1 Date: 22nd June 2026 by Cubic Works as supplemented by Reports 671811 & IAQBOX-S,

Dwg C4384-HEC-ZZ-04-DR-M-5700, Mechanical Services Plan (Ref: DR-M-5750-P03) and Paul Butler Associates Air Quality e-mail dated 23-09-26.

Reason: To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Core Strategy

10) The 12 cycle parking spaces as shown on dwg

shall be in place prior to occupation of the residential units

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

11) The commercial unit, as indicated drawings 0277-al(05)110 - proposed basement plan_P02, 0277-al(05)111 - proposed ground floor plan_P01, 0277-al(05)112 - proposed 1st floor plan_P01 shall be occupied as Class E (a,c,e,f or g(i)) only for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) and for no other purpose of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification).

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and in the interest of residential amenity, pursuant policy DM1 of the Core Strategy for Manchester.

12) (a) Notwithstanding the recommendations within the Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026 before development commences final details of the following shall be submitted:

(a) a scheme for acoustically insulating the residential accommodation against noise from the first, ground floor and basement commercial unit in terms of the restrictions set out within conditions 11;

(b)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: 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.

13) 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.

14) 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.

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

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaff olding,skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to:

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffi cmanagement with MCC's Event and Traffi c Management Team via Email tohighwaynetworkmanagement@manchester.gov.uk.

CMP

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council as local planning authority: Monday - Friday: 7.30am - 6pm Saturday: 8.30am - 2pm Sunday / Bank holidays: No work Workforce may arrive on site 30 minutes prior but no working outside these times, unless changed by prior agreement. Noise to be kept to a minimum in the first hour. Reason - To safeguard the amenities of the occupiers of nearby residential accommodation during the construction phase.

Noise and Vibration

Details of how the construction process will control of noise and vibration shall be agreed with MCC Environmental Protection Officers as a minimum, they will require details of machinery and equipment to be used and their expected noise levels, the identification of the noisiest activities and who these activities / work may impact, duration of these activities, site wide noise and vibration mitigation measures with reference to BPM to be adopted on site specifically for the noisier or more intrusive activities, the maximum site noise level and vibration levels at the site boundary particularly during the nosier activities, details of monitoring including how monitored (continual noise and vibration loggers) location of monitoring in relation to receptors, how the site supervisor is alerted if the noise /vibration limit is approached or exceeded and details of what action is taken where the maximum site noise and / or vibration levels (once agreed) are approached or exceeded (such as work shall cease until the cause of the exceedance has been identified and where necessary, an alternative method of work established).

Mining
Please see information relating to mining in Appendix A.

Date: 25 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