

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works.

Location:

2-4 Whitworth Street West Manchester M1 5WY

Application reference:

141773/FO/2024

Applicant:

Glenbrook WWS Ltd Glenbrook WWS Ltd

Date of application:

18 December 2024

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

In assessing the merits of an application for planning permission officers seek to work with the applicant in a positive and pro-active manner to seeking solutions to problems arising in relation to dealing with the application. Planning officers have worked with the applicant to overcome problems relating to highways and amenity.

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:

7196-SRA-XX-XX-DR-A-02000 P01 Location Plan - Existing

7196-SRA-XX-XX-DR-A-02001 P02 Location Plan - Proposed

7196-SRA-XX-XX-DR-A-02010 P01 Site Plan - Existing

7196-SRA-XX-XX-DR-A-02011 P02 Site Plan - Proposed

7196-SRA-XX-XX-DR-A-02020 P01 Demolition Plan

7196-SRA-XX-ZZ-DR-A-02024 P01 Demolition Elevation North Elevation with Context

7196-SRA-XX-ZZ-DR-A-02025 P01 Demolition Elevation South Elevation with Context

7196-SRA-XX-ZZ-DR-A-02026 P02 Demolition Elevation West Elevation with Context

7196-SRA-XX-ZZ-DR-A-02027 P02 Demolition Elevation East Elevation with Context

7196-SRA-XX-00-DR-A-02100 P03 General Arrangement - Ground Floor Plan

7196-SRA-XX-01-DR-A-02101 P01 General Arrangement - First Floor Plan

7196-SRA-XX-02-DR-A-02102 P01 General Arrangement - Second Floor Plan

7196-SRA-XX-ZZ-DR-A-02051 P01 General Arrangement - Typical Floors Levels 3-22

7196-SRA-XX-ZZ-DR-A-02052 P01 General Arrangement - Typical Floor Levels 23-33

7196-SRA-XX-ZZ-DR-A-02053 P01 General Arrangement - Typical Floor Levels 34-40

7196-SRA-XX-ZZ-DR-A-02054 P01 General Arrangement - Typical Floor Levels 41-43

7196-SRA-XX-RF-DR-A-02110 P01 General Arrangement - Roof Plan

7196-SRA-XX-ZZ-DR-A-02300 General Arrangement - Sections

7196-SRA-XX-ZZ-DR-A-02204 P02 General Arrangement - Proposed North Elevation with Context

7196-SRA-XX-ZZ-DR-A-02205 P02 General Arrangement - Proposed South Elevation with Context

7196-SRA-XX-ZZ-DR-A-02206 P03 General Arrangement - Proposed West Elevation with Context

7196-SRA-XX-ZZ-DR-A-02207 P03 General Arrangement - Proposed East Elevation with Context

7196-SRA-XX-ZZ-DR-A-02218 P01 General Arrangement - Proposed South Elevation (no viaduct) with Context

7196-SRA-XX-ZZ-DR-A-02300 P01 Building Sections AA, BB and CC

7196-SRA-XX-ZZ-DR-A-02400 P02 Typical Facade Bay - Ground to Second Floors

7196-SRA-XX-ZZ-DR-A-02401 P02 Typical Facade Bay - Facade Type 01 - Levels 3-22

7196-SRA-XX-ZZ-DR-A-02402 P02 Typical Facade Bay - Facade Type 02 - Levels 23-40

7196-SRA-XX-ZZ-DR-A-02403 P02 Typical Facade Bay - Facade Type 03 - Levels 41-44

7196-SRA-XX-ZZ-DR-A-02500 P02 External Gates - Indicative Plans and Sections

7196-SRA-XX-ZZ-DR-A-02501 P03 External Bins Store & Service Access - Indicative Plans and Sections

389-LYR-XX-ZZ-DWG-L-0002 P02 Ecology Plan

389-LYR-XX-XX-SCH-L-0001 Rev 01 Planting Schedule

389-LYR-XX-ZZ-DWG-L-1001 P06 Landscape General Arrangement

389-LYR-XX-ZZ-DWG-L-3001 P05 Softworks

389-LYR-XX-ZZ-DWG-L-4001 P05 Levels and Drainage

389-LYR-XX-ZZ-DWG-L-5001 P05 Illustrative Sections 1

389-LYR-XX-ZZ-DWG-L-5002 P06 Illustrative Elevation - Service Entrance

389-LYR-XX-ZZ-DWG-L-5003 P05 Illustrative Sections 2

389-LYR-XX-ZZ-DWG-L-7001 P05 Lighting

85996 CUR XX 00 D TP 05002 P06 Swept Path Analysis - 7.5t Box Van

85996 CUR XX 00 D TP 05003 P06 Swept Path Analysis - Fire Tender

85996 CUR XX 00 D TP 06002 P03 Stopping Up Order Boundaries

85996 CUR XX 00 D TP 06001 P05 Stopping Up Order Extents

85996 CUR XX 00 D TP 75002 P03 Proposed Parking and Servicing Arrangement with Active Travel Scheme

85996 CUR XX 00 D TP 75003 P03 Proposed Servicing Arrangement

85996 CUR XX 00 D TP 75004 P01 Proposed Parking Strategy

Environmental Statement: Volume 1 by Deloitte, December 2024

Environmental Statement: Non-Technical Summary by Deloitte, December 2024

Environmental Statement Appendix 6.1 Sustainability & Circular Economy
Statement Version C Mainer Associates

Environmental Statement Appendix 6.2 Energy and Environmental Standards
Statement P7713-FUT-XX-XX-RP-ME-0004 P02 by Futureserv

Environmental Statement Appendix 7.1 Baseline & Proposed Assessment
Scenarios Drawings

Environmental Statement Appendix 7.2 Daylight & Sunlight Results For Baseline V
Proposed

Environmental Statement Appendix 7.3 Overshadowing Results For Baseline V
Proposed

Environmental Statement Appendix 7.4 Baseline & Proposed + Cumulative
Scenarios Drawings

Environmental Statement Appendix 7.5 Daylight & Sunlight Results For Baseline V
Proposed + Cumulative

Environmental Statement Appendix 7.6 Overshadowing Results For Baseline V
Proposed + Cumulative

Environmental Statement Appendix 8.1 Heritage Statement by Kathryn Sather &
Associates, November 2024

Environmental Statement Appendix 10.1: Glossary Of Acoustic Terms

Environmental Statement Appendix 10.2 Baseline Surveys

Environmental Statement Appendix 10.3 Demolition and Construction Noise and
Vibration Assessment

Environmental Statement Appendix 10.5 Overheating Analysis Report Issue P2 by
Futureserv

Environmental Statement Appendix 12.1 Solar Glare Methodology

Environmental Statement Appendix 12.2 Solar Glare Assessment by GIA 24
October 2024

Environmental Statement Appendix 13.1 Townscape and Visual Impact Assessment
- Methodology & Criteria Tables Revision 02 by Layer.Studio 2 December 2024

Environmental Statement Appendix 13.2 Townscape and Visual Impact Assessment
- Visual Baseline & Assessment Revision 04 by Layer.Studio 10 December 2024

Environmental Statement Appendix 13.3 Townscape and Visual Impact Assessment
- Townscape Baseline & Assessment Revision 02 by Layer.Studio 2 December 2024

Environmental Statement Appendix 13.4 Visualisation Methodology and Accurate Visual Representation (Avr) Document by Our Studio 2024

Environmental Statement Appendix 14.1 Wind Microclimate Study

Air Quality Assessment by SRL, 27 November 2024

Waste Management Strategy 085996-CUR-XX-XX-T-TP-00003 P04 by Curtins, 17 December 2024

Financial Viability Statement by CBRE, November 2024

Ventilation Statement P7713-FUT-XX-XX-RP-ME-0003 P3 by Futureserv, November 2024

Television and Radio Reception Impact Assessment by GTech Surveys Limited 15/11/2024

Planning and Tall Building Statement by Deloitte, December 2024

Phase 1 Geo-Environmental Investigation Report 4201-01B by IGE Consulting, November 2024

Initial Local Labour Method Statement by Glenbrook, 25 November 2024

Flood Risk Assessment by AKT II Ltd, November 2024

Drainage Assessment Revision D by AKT II Ltd, March 2025

Outline Fire Safety Strategy Revision: R02 by OFR Consultants Ltd, 18/11/202

Crime Impact Statement 2024/0232/CIS/01 Version B, 15/11/24

Broadband Connectivity Assessment by GTech Surveys Limited 15/11/24

Transport Statement 085996-CUR-XX-XX-T-TP-00001 P04 by Curtins, 17 December 2024

Interim Travel Plan 085996-CUR-XX-XX-T-TP-00002 P03 by Curtins, 25 November 2024

Archaeological Desk-based Assessment v1 by Salford Archaeology, 18/06/24

Operational Management Plan by Glenbrook received by the City Council as local planning authority on 19 December 2024

Design & Access Statement 7196-SRA-XX-XX-RP-A-00100 P03 by Sheppard Robson, November 2024

GIA Technical Note: Response to Metrolink Queries in relation to Solar Glare from 2-4 Whitworth Street - 20/01/2025 IS03/21286

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Core Strategy.

- 3) The development hereby approved shall include for full disabled access to be provided to the public realm and via the main entrances to the buildings and to the floors above. All homes within the development shall be adaptable to M4(2).

Reason - To ensure that satisfactory disabled access is provided pursuant to the provisions of Core Strategy policy DM1 and policies JP-H3 and JP-P1 of the Places for Everyone Joint Development Plan.

- 4) The residential use 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 1987 (as amended), 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.

- 5) 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 residential use hereby approved shall not 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). For the avoidance of doubt, this does not preclude two unrelated people or couples (or a couple and unrelated person) sharing a dwelling.

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.

- 6) Foul and surface water shall be drained on separate systems.

Reason - To secure proper drainage and to manage the risk of flooding and pollution, pursuant to the National Planning Policy Framework and Policy EN14 of the Core Strategy.

- 7) Piling or any other foundation designs using penetrative methods shall not be carried out other than with the written consent of the City Council as local planning authority. The development shall be carried out in accordance with the approved details.

Reason - To ensure that the proposed piling does not harm groundwater resources in line with the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's Approach to Groundwater Protection'.

- 8) a) Prior to the commencement of the development hereby approved, a full condition survey of the carriageways/footways on construction vehicle routes surrounding the site shall be undertaken and submitted to the City Council as local planning authority.

b) When all construction/fit-out works are complete, the same carriageways/footways shall be re-surveyed and the results submitted to the City Council as local planning authority for assessment. Should any damage have occurred to the carriageways/footways, they shall be repaired and reinstated by the applicant in accordance with a scheme that shall first be submitted to and approved in writing by the City Council as local planning authority.

Reason - To ensure an acceptable development, pursuant to policy DM1 of the Core Strategy.

- 9) a) Prior to the commencement of development, except demolition excluding the floor slab, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the development shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks, which in the written opinion of the City Council as local planning authority require further investigation, the development, not including demolition, shall not commence until a scheme for the investigation and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the approved Site Investigation Proposal shall be carried out before the development, not including demolition, commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy), which shall be submitted to and approved in writing by the City Council as local planning authority. The development, not including demolition, shall be carried out in accordance with the approved Remediation Strategy.

In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then further development shall cease and/or the development shall not be occupied until a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the approved Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy (as the case may be).

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority, to validate that the development conforms to the approved Site Investigation Report and/or Remediation Strategy/Revised Remediation Strategy.

c) In the event of any non-conformity with the approved Site Investigation Report and/or Remediation Strategy/Revised Remediation Strategy, then any further measures that are required to remediate the land shall be carried out. Any required measures/remediation 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 ensure that the presence of or the potential for any contaminated land and/or groundwater is detected and appropriate remedial action is taken in the interests of public safety, pursuant to policies DM1 and EN18 of the Core Strategy.

- 10) No development works (except demolition) shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the City Council as local planning authority.

The removal of the slab as part of the demolition works shall be carried out only in accordance with an archaeological watching brief monitored by a qualified archaeologist to ensure that there is no damage to any underlying archaeological remains.

The WSI shall cover the following:

- a. A phased programme and methodology of investigation and recording that includes: - archaeological evaluation trenching; - pending the results of the above, a targeted open-area excavation.
- b. A programme for post-investigation assessment to include production of a final report on the results of the investigations and their significance.
- c. Deposition of the final report with the Greater Manchester Historic Environment Record.
- d. Dissemination of the results of the archaeological investigations commensurate with their significance.

e. Provision for archive deposition of the report and records of the site investigation.

Reason - To investigate the archaeological interest of the site and record and preserve any remains of archaeological interest, pursuant to saved policy DC20.1 of the Unitary Development Plan for the City of Manchester, policy EN3 of the Core Strategy and guidance in the National Planning Policy Framework.

- 11) a) Prior to the commencement of development, details of a Local Labour Proposal in order to demonstrate a commitment to recruit local labour for the demolition elements of the development shall be submitted to and approved in writing by the City Council as local planning authority. The approved document shall be implemented as part of the demolition phase of the development. In this condition a Local Labour Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships;

ii) mechanisms for the implementation and delivery of the Local Labour Proposal;
and

iii) measures to monitor and review the effectiveness of the Local Labour Proposal in achieving the objective of recruiting and supporting local labour objectives.

b) Within one month prior to demolition work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) of limb (a) of this condition shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

- 12) a) Prior to the commencement of development, not including demolition, details of a Local Labour Proposal in order to demonstrate a commitment to recruit local labour for the construction elements of the development shall be submitted to and approved in writing by the City Council as local planning authority. The approved document shall be implemented as part of the construction phase of the development. In this condition a Local Labour Proposal means a document which includes:

i) the measures proposed to recruit local people including apprenticeships;

ii) mechanisms for the implementation and delivery of the Local Labour Proposal;
and

iii) measures to monitor and review the effectiveness of the Local Labour Proposal in achieving the objective of recruiting and supporting local labour objectives.

b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) of limb (a) of this condition shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - To safeguard local employment opportunities, pursuant to policies EC1 of the Core Strategy for Manchester.

- 13) Prior to the commencement of demolition, a detailed demolition management plan outlining working practices during demolition shall be submitted to and approved in writing by the City Council as local planning authority which for the avoidance of doubt shall include:

*Display of an emergency contact number;

*Details of Wheel Washing;

*Dust suppression measures;

*Compound locations where relevant;

*Location, removal and recycling of waste;

*Types and frequency of vehicular demands;

*Routing strategy and swept path analysis;

*Parking of construction vehicles and staff;

*A community consultation strategy that details how and when local businesses and any residents will be consulted on matters such as hours of work, noisy working, road closures and suspension of parking bays;

*Consideration of the vehicular access requirements of adjacent businesses, including Rebellion Nightclub, and how this would be managed and accommodated, including consultation with relevant stakeholders;

*Sheeting over of construction vehicles;

*Vibration monitoring and mitigation measures to be implemented in respect of the impact on the adjacent railway viaduct; and

*Details of dust control including measures required to protect the Rochdale Canal, the Civic Quarter Energy Centre and the adjacent railway viaduct from dust and debris from the demolition.

The demolition shall be carried out in accordance with the approved demolition management plan.

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.

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

- 14) Prior to the commencement of development (not including demolition), a detailed construction management plan outlining working practices during development shall be submitted to and approved in writing by the City Council as Local Planning Authority which for the avoidance of doubt shall include:

- *Display of an emergency contact number;
- *Details of Wheel Washing;
- *Dust suppression measures;
- *Compound locations where relevant;
- *Location, removal and recycling of waste;
- *Types and frequency of vehicular demands;
- *Routing strategy and swept path analysis;
- *Parking of construction vehicles and staff;
- *A community consultation strategy that details how and when local businesses and any residents will be consulted on matters such as hours of work, noisy working, road closures and suspension of parking bays;
- *Consideration of the vehicular access requirements of adjacent businesses, including Rebellion Nightclub, and how this would be managed and accommodated, including consultation with relevant stakeholders;
- *Sheeting over of construction vehicles;
- *Vibration monitoring and mitigation measures to be implemented in respect of the impact on the adjacent railway viaduct; and
- *Details of dust control including measures required to protect the Rochdale Canal, the Civic Quarter Energy Centre and the adjacent railway viaduct from dust and debris from the demolition.

The development shall be carried out in accordance with the approved construction management plan.

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

- 15) a) Notwithstanding the details submitted with the application, prior to the commencement of development (not including demolition), the following shall be submitted to and approved in writing by the City Council as local planning authority:

- i. Baseline samples and specifications of all materials to be used on all external elevations;

- ii. Drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme; and
- iii. A programme for the production of the full sized sample panels and strategy for quality control management.

The panels to be produced shall include jointing and fixing details between all component materials and any component panels, details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames.

b) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme and drawings agreed in part a) above. The development shall be carried out in accordance with the approved details.

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.

- 16) Notwithstanding the approved details, prior to any above ground works, a programme for the submission of final details of the public and private realm works shall be submitted to and approved in writing by the City Council as local planning authority. The programme shall include submission and implementation timeframes for the following details:

(i) Details of the proposed hard landscape materials;

(ii) Details of the materials, including natural stone or other high quality materials to be used for the reinstatement of the pavements and for the areas between the pavement and the line of the proposed building;

(iii) Details of delineation measures between private and adopted areas of footway to define the extent of the adopted highway;

(iv) Details of the proposed soft landscape including proposed size, species and planting specification including tree pits and design;

(v) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes and appropriate planting;

(vi) Details of boundary treatments, including gates, which shall ensure adequate visibility for child pedestrians where adjacent to the adopted highway;

(vii) Details of the proposed street furniture including seating, bins and lighting;

(viii) Details of any external steps and handrails;

(ix) Details including exact locations of external cycle parking; and

(x) Details of children's play feature.

b. The above details shall then be submitted to and approved in writing by the City Council as local planning authority and fully implemented in accordance with the approved programme .

If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, DM1, EN1, EN9 and EN15 of the Core Strategy and the NPPF.

- 17) Prior to the first occupation of the development, a detailed landscape management plan shall be submitted to and approved in writing by the City Council as local planning authority. This shall include details of how the public realm and hard and soft landscaping areas shall be maintained including maintenance schedules and repairs. The management plan shall then be implemented as part of the development and remain in place for as long as the development remains in use.

Reason - To ensure that the satisfactory landscaping scheme for the development is maintained in the interest of the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

- 18) Prior to the commencement of development, not including demolition, details of surface water drainage works in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national standards, shall be submitted to and approved in writing by the City Council as local planning authority. The details shall include the following information:

a) A finalised drainage layout showing all components, outfalls, levels and connectivity;

b) Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable;

c) Details of surface water attenuation that offers a reduction in surface water runoff rate in line with the Manchester Trafford and Salford Strategic Flood Risk Assessment, i.e. at least a 50% reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates, as the site is located within Conurbation Core Critical Drainage Area;

d) An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

e) Runoff volume in the 1 in 100 year, 6 hours rainfall shall be constrained to a value as close as is reasonable practicable to the greenfield runoff volume for the same

event, but never to exceed the runoff volume from the development site prior to redevelopment;

f) Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 year plus 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 year rainfall event plus 45% Climate Change.

g) Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout plan with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site.

h) Progression through the drainage hierarchy shall be evidence based and supported by site investigation, including assessments of ground conditions and infiltration testing in accordance with Building Research Establishment Digest 365. Site investigations shall be undertaken in the locations and at the proposed depths of the proposed infiltration devices. The proposed attenuation shall achieve half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes is required.

i) Where surface water is connected to the public sewer, agreement in principle from United Utilities is required to show that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

j) Where a public sewer diversion is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.

k) Where a public sewer build-over is proposed, agreement in principle from United Utilities is required. An email of acceptance will suffice.

l) A blockage risk assessment as part of the drainage strategy to support proposed flows less than 5 l/s.

m) CCTV survey and routing plan of existing drainage system to understand condition, capacity, connectivity.

n) A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

o) Construction details of flow control and SuDS elements.

The approved details shall be implemented in full before first occupation of the development.

Reason - To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to national policies within the NPPF and local policies EN8 and EN14 of the Core Strategy.

- 19) The development hereby approved shall not be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved in writing by the City Council as local planning authority. The approved details shall be implemented before first occupation of the development and thereafter managed and maintained in accordance with the approved details. Those details shall include:
- a. A Verification report providing photographic evidence of constructed flow control and SuDS components as per design drawings;
 - b. As-built construction drawings if different from design construction drawings, or confirmation that the as-built drawings align with the original design construction drawings;
 - c. A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason - To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and there is funding and maintenance mechanism for the lifetime of the development pursuant to national policies within the NPPF and NPPG and the Manchester Core Strategy policies EN8 and EN14.

- 20) a. No development (not including demolition) shall commence on site until there has been submitted to and approved in writing by the City Council as local planning authority and by the Operator(1) either:
- i) detailed plans or evidence for the proposed buildings, demonstrating that there would be no detrimental impact upon the operation of the Manchester M10 SSR Radar; or
 - ii) details of a Radar Mitigation Scheme (RMS)(2) (including a timetable for its implementation during construction) that has been agreed with the Operator(1) to mitigate any detrimental impact upon the Manchester M10 SSR Radar.
- b. Where a RMS has been required, no construction above 50 metres above ground level shall take place on site, unless the approved RMS has been implemented. Development shall be carried out in accordance with the approved RMS.

(1)'Operator' means NATS (En Route) plc, incorporated under the Companies Act (4129273) whose registered office is 4000 Parkway, Whiteley, Fareham, Hants PO15 7FL or such other organisation licensed from time to time under sections 5 and 6 of the Transport Act 2000 to provide air traffic services to the relevant managed area (within the meaning of section 40 of that Act).

(2)'Radar Mitigation Scheme', 'RMS' or 'scheme' means a detailed scheme agreed with the Operator which sets out the measures to be taken to avoid at all times the

impact of the development on the M10 Primary and Secondary Surveillance radar and air traffic management operations of the Operator.

Reason - In the interests of aircraft safety and the operations of NATS En-route PLC, pursuant to Policy DM2 of the Core Strategy for the City of Manchester.

- 21) Prior to the commencement of development (not including demolition), studies with regard to television reception in the area containing the site shall be submitted to and approved in writing by the City Council as local planning authority. The studies shall include:

a) Measure the existing television signal reception within the potential impact areas identified in the Television and Radio Reception Impact Assessment by GTech Surveys Limited 15/11/2024 before development commences. The work shall be undertaken either by an aerial installer registered with the Confederation of Aerial Industries or by a body approved by the Office of Communications and shall include an assessment of the survey results obtained.

b) Assess the impact of the development on television signal reception within the potential impact area identified in part (a) of this condition within one month of the practical completion of the development or before the development is first occupied, whichever is the sooner, and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal reception problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out in part (a) of this condition above. The approved measures must be carried out either before the building is first occupied or within one month of the study being submitted to the City Council as local planning authority, whichever is the earlier.

Reason - To provide an indication of the area of television signal reception likely to be affected by the development to provide a basis on which to assess the extent to which the development during construction and once built, will affect television reception and to ensure that the development at least maintains the existing level and quality of television signal reception, pursuant to Policy DM1 of the Core Strategy for the City of Manchester and Section 10 of the National Planning Policy Framework.

- 22) a) No development shall take place, except for demolition, unless and until a noise insulation scheme that protects the proposed residential accommodation against noise from Whitworth Street West, the adjacent railway viaduct, Rebellion Nightclub, the bars at Deansgate Locks and any other actual or potential sources of noise on or near the site has been submitted to and approved in writing by the City Council as local planning authority. The noise insulation scheme shall include full details of any measures to be implemented on neighbouring premises, if required.

The potential for overheating shall also be assessed and the noise insulation scheme shall take this into account.

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

Noise survey data shall include measurements taken during a rush-hour period and night time to determine the appropriate sound insulation measures necessary. The following noise criteria shall be required to be achieved when 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 L_{Amax,F} by more than 10 times)

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

Higher internal noise levels than those specified above may be allowed when higher rates of ventilation are required in relation to the overheating condition.

Due to the proximity of the development to the train line it shall be necessary for vibration criteria to apply which can be found in BS 6472: 2008 "Guide to evaluation of human exposure to vibration in buildings". Groundborne noise/re-radiated noise shall also be factored into the assessment and design.

Where entertainment noise is a factor in the noise climate the sound insulation 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.

The noise insulation scheme shall include modelling and proposals for reducing noise within the external terrace areas as well as predicted noise levels within these areas.

b) Prior to first occupation of the residential units, a Completion/Verification report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme. The report shall include post completion testing to confirm that the internal noise criteria have been met, including testing environmental noise ingress, entertainment noise levels and the noise from any measures to control overheating. Any instances of non-conformity with the recommendations in the approved noise insulation and ventilation scheme shall be detailed along with any measures required to be undertaken to ensure compliance with the internal noise criteria.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, 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 from the main roads and surrounding road networks and any other potential sources of noise, in order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

- 23) a) Prior to first occupation of the development, the building, together with any ancillary equipment, shall be acoustically insulated in accordance with a scheme to be submitted to and approved in writing by the City Council as local planning

authority in order to secure a reduction in the level of noise emanating from the equipment. The equipment shall be selected and/or acoustically treated 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.

b) Prior to first occupation of the development, a verification report, which shall include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the ancillary equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band 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 at the nearest noise sensitive location, 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 prior to first occupation of the residential units.

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

- 24) a) The gym shall be acoustically insulated and treated to limit the break out of noise, including entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills, in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

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, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

b) Prior to first use of the gym, a Completion/Verification report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved noise insulation and ventilation scheme. The report shall include post completion testing to confirm that acceptable criteria have been met, including testing entertainment noise and structure-borne noise from activity/equipment such as weightdrops/treadmills. Any instances of non-conformity with the recommendations in the approved noise insulation and ventilation scheme shall be detailed along with any measures required to be undertaken prior to first use of the gym to ensure compliance with the internal noise criteria.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, 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 of the gym.

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

- 25) No part of the site outside the building shall be used other than in accordance with a schedule of days and hours of operation submitted to and approved in writing by the City Council as local planning authority. No amplified sound or any music shall be produced or played in any part of the site outside the building.

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

- 26) a) Prior to commencement of the development (not including demolition), an air quality impact and exposure assessment together with any mitigation measures to safeguard local air quality shall be submitted to and approved in writing by the City Council as local planning authority.
- b) Prior to occupation of the development, the mitigation measures agreed in part a) of this condition shall be fully implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the development is in operation.

Reason - To secure a reduction in air pollution from traffic, rail or other sources and to protect existing and future residents from air pollution, pursuant to Core Strategy Policies EN16 and DM1.

- 27) The Waste Management Strategy 085996-CUR-XX-XX-T-TP-00003 P04 by Curtins, 17 December 2024, shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, pursuant to policies EN19 and DM1 of the Core Strategy for the City of Manchester.

- 28) a. External lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties in accordance with a scheme to be submitted to and approved in writing by the City Council as Local Planning Authority prior to installation of the lighting.
- b. Prior to occupation of the development a verification report to validate that the relevant works undertaken throughout the development conform to the recommendations and requirements in the approved light consultant's report shall be submitted to and approved in writing by the City Council as local planning authority. The report shall include post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria and timescales for implementation. The measures to ensure compliance shall be carried out in accordance with the approved timescales.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

- 29) During the operational phase of the development, no loading or unloading shall be carried out on the site outside the hours of:

07:30 to 20:00, Monday to Saturday,

10:00 to 18:00, Sunday/Bank Holiday.

Reason - In order to protect the amenity of local residents and in accordance with policies SP1 and DM1 of the Core Strategy.

- 30) Prior to first occupation of the development hereby approved, a scheme of highway works in relation to the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall include details of all changes to on-site and off-site adopted highways, including (but not limited to):

i. Loading bay and turning head on Cameron Street;

ii. Relocation/closure of parking bays/TROs;

iii. Car club provision;

iv. Footway works (including reinstatement, resurfacing and installation of dropped kerbs and tactile paving at crossing points, and review of footway street furniture, infrastructure and bus stop crossing with associated relocation works where necessary); and

v. Highway stopping-up.

The approved scheme shall be implemented and be in place prior to the first occupation of the development hereby approved and thereafter retained and maintained in situ.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy

- 31) Public access shall be maintained at all times across all areas of footway including beneath the building colonnade and within the landscaped areas on Bugle Street and Cameron Street.

Reason - To ensure that satisfactory access is provided around the site for pedestrians pursuant to the provisions of Core Strategy policy DM1 and policy JP-H3 of the Places for Everyone Joint Development Plan.

- 32) Prior to the first occupation of the development, a management strategy for the delivery of food, parcels and other goods to the residential accommodation shall be

submitted to and agreed in writing by the City Council as local planning authority. The strategy shall include full details of any highway works (including any traffic regulation orders or other traffic measures) required. The approved strategy shall be implemented in full prior to first occupation of the development.

Reason - In the interests of public and highway safety and the protection of residential amenity, pursuant to policy DM1 of the Core Strategy.

- 33) No part of the development shall be occupied unless and until space and facilities for bicycle parking have been provided in accordance with the approved details. The approved spaces and facilities shall then be retained and permanently reserved for bicycle parking.

Reason - To ensure that adequate provision is made for bicycle parking so that persons occupying or visiting the development have a range of options in relation to transport mode, pursuant to policy T1 of the City of Manchester Core Strategy.

- 34) a) Before first occupation of the development, a Travel Plan, including details of how the plan will be funded, implemented and monitored for effectiveness, shall be submitted to and approved in writing by the City Council as local planning authority. The strategy shall outline procedures and policies that the developer and occupants of the site will adopt to secure the objectives of the overall site's Framework Travel Plan. Additionally, the Travel Plan shall outline the monitoring procedures and review mechanisms that are to be put in place to ensure that the strategy and its implementation in the Framework Travel Plan remain effective.

b) Within six months of first occupation of the development, the results of the monitoring and review processes shall be submitted in writing to the City Council as local planning authority and any measures that are identified that can improve the effectiveness of the Travel Plan Strategy shall be adopted and implemented.

The Travel Plan approved above shall be fully implemented, prior to first occupation of the development, and shall be kept in operation at all times thereafter.

Reason - In accordance with the provisions contained within planning policy guidance and in order to promote a choice of means of transport, pursuant to policies T2 and EN16 of the Core Strategy.

- 35) The Visible Light Reflectance (VLR) for glazing on the following facades shall not exceed 16 per cent:

Northern Elevation - full height;

Eastern Elevation - full height;

Southern Elevation - up to Level 20; and

Western Elevation - full height.

Reason - In the interests of the safe operation of Metrolink and highway safety, pursuant to policy DM1 of the Core Strategy.

- 36) Notwithstanding the details shown on the approved drawings, prior to the commencement of development, not including demolition, full details, including scaled plans, elevations and cross sections, of the proposed louvres to the third floor, which shall include the use of a bespoke decorative screen, shall be submitted to and approved in writing by the City Council as local planning authority.

Reason - In the interests of visual amenity to ensure a high quality appearance, pursuant to Policy DM1 of the Core Strategy.

- 37) If within twelve months of commencement of the demolition of the buildings/structures on the site, a contract for the redevelopment of the site for which planning permission has been granted has not been submitted to and approved in writing by the City Council as local planning authority, the site shall be treated in accordance with a scheme setting out how the site shall be landscaped and maintained that has been submitted to and approved in writing by the City Council as local planning authority. The site shall be landscaped and maintained in accordance with the approved scheme thereafter.

Reason - In the interests of the amenity of the area, pursuant to policies EN9, EN15, and DM1 of the Core Strategy.

- 38) The development hereby approved shall be carried out only in accordance with the recommendations of the Crime Impact Statement 2024/0232/CIS/01 Version B, 15/11/24 by Greater Manchester Police. The development shall not be occupied or used until the City Council as Local Planning Authority has acknowledged in writing that it has received written confirmation of a secure by design accreditation relating to the development.

Reason - To reduce the risk of crime pursuant to Policy DM1 of the Adopted Core Strategy for the City of Manchester.

- 39) No externally mounted telecommunications equipment shall be mounted on any part of the development, including the roofs.

Reason - In the interest of visual amenity pursuant to policy DM1 of the Core Strategy.

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

Crane and Tall Equipment Notifications

The applicant's attention is drawn to the procedures for crane and tall equipment notifications, please see: <https://www.caa.co.uk/Commercial-industry/Airspace/Event-and-obstacle-notification/Crane-notification/>

Highways

- a. The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with Manchester City Council's (MCC) Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004) Email - highwaylicences@manchester.gov.uk.
- b. The applicant is encouraged to have early engagement with MCC's Events and Network Management Team highwaynetworkmanagement@manchester.gov.uk.
- c. A S278 agreement is required for works to the adopted highway. A deposit is required to begin the S278 application. Additional costs will be payable and are to be agreed with S278 Statutory Approvals team. Following an assessment of the scope of works, all additional estimated costs are required to be paid in full prior to the expenditure of the initial deposit, or work on the technical approval process will cease and can delay the programme for the start of works on site. The minimum standard S278 technical approval timescale is between 4-6 months and, if TRO's are included, can take 12 months, so please programme this into your timetable. Please note: you will not be able to start works on the highway until technical approval has been given by the S278 Engineer and the relevant highways permits granted.
- d. Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense.
- e. Application for off-site highways works condition discharge may only be submitted following securement of cash bond or surety provision of the total costs of the associated highways works as provided by the statutory approvals team. Evidence of this should be provided with the condition discharge documents. The process for permission to work on the highway can be found using the following link:

https://www.manchester.gov.uk/directory_record/451887/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

f. It is expected that all modifications / improvements to the public highway are achieved with a maximum carbon footprint of 40%. Materials used during this process must also be a minimum of 40% recycled and fully recyclable. Developers will be expected to demonstrate that these standards can be met prior to planning conditions being discharged. The developer is to agree the above with MCC's Statutory Approvals and Network Resilience Teams post planning approval and prior to construction taking place.

Materials & Fire Safety

Any materials approved for planning purposes should be discussed in full with Building Control. This is to ensure they meet the guidance contained in the Building Regulations for fire safety. Should it be necessary to change the external facade treatment due to conflicts with the Building Regulations you should discuss these with the Planning Service as soon as possible as this could materially affect your permission.

Demolition/Construction Working Hours

To safeguard the amenities of the occupiers of nearby residential and commercial properties during the construction/demolition phases, construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by Manchester City Council Environmental Health:

Monday - Friday: 07:30 to 18:00;

Saturday: 08:30 - 14:00;

Sunday / Bank holidays: No work.

The applicant should refer to:

https://secure.manchester.gov.uk/info/100006/environmental_problems/2956/noise/9

and

IAQM/EPUK Construction Guidance at: <http://iaqm.co.uk/guidance/>

Bats

Under the Habitat Regulation it is an offence to disturb, harm or kill bats. If a bat is found during demolition all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Birds

Under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning

consent does not provide a defence against prosecution under this act. If a bird's nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Advertisements

Any signage, wayfinding, banners or any other advertisements to be installed in and around the application site for the purpose of the promotion of the developments and routes to it may require consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Date: 01 October 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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 or 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.