

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:

City Council development for the installation of an enhanced temporary water treatment plant and associated works for a temporary period of three years.

Location:

Red Bank Neighbourhood Victoria North Manchester

Application reference:

145536/VO/2026

Applicant:

Manchester City Council Manchester City Council

Date of application:

19 March 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 proactive manner based on seeking solutions to matters arising in relation to dealing with the planning application. The application is determined in a timely manner.

Condition(s) attached to this decision

- 1) The permission hereby granted is for a limited period only, expiring on the date after a period of 3 years from this permission; and the development for which permission is hereby granted is required to be discontinued on that date.

Reason - The use hereby approved is of a temporary nature, in order to ensure the visual amenity and land contamination impacts are not permanent as well as to allow future development of the site; affording the City Council the ability to reconsider the appropriateness of this development and the consequences of which have not been considered beyond the date after a period of 3 years from this permission pursuant to Places for Everyone Policies JP-Strat1, JP-Strat2, JP-S1, JP-S4, JP-S4, JP-J1, JP-H1, JP-H2, JP-H3, JP-H4, JP-C8, JP-P1 and JP-P6; Adopted Core Strategy for the City of Manchester Policies SP1, EC1, EC3, CC1, CC5, EN1, EN14, EN17, EN18 and DM1; Saved UDP Policy DC26; Sections 6, 7, 10, 12, 14, 15, 16, 17, 18 and 19; as well as guidance contained within the Manchester Northern Gateway Strategic Regeneration Framework (2019).

- 2) The structures, fixings, works and plant hereby permitted shall be discontinued no later than the date after a period of 3 years from this permission and the structures, fixings, works and plant comprising the development are required to be removed no later than one month from the use ceasing.

Reason - The development is required to cease and be removed from site within a specified timescale in order to allow reinstatement of the site in the interest of visual amenity, land contamination, and to allow future development of the site as well; affording the City Council the ability to reconsider the appropriateness of this development and the consequences of which have not been considered beyond the date after a period of 3 years from this permission pursuant to Places for Everyone Policies JP-Strat1, JP-Strat2, JP-S1, JP-S4, JP-S4, JP-J1, JP-H1, JP-H2, JP-H3, JP-H4, JP-C8, JP-P1 and JP-P6; Adopted Core Strategy for the City of Manchester Policies SP1, EC1, EC3, CC1, CC5, EN1, EN14, EN17, EN18 and DM1; Saved UDP Policy DC26; Sections 6, 7, 10, 12, 14, 15, 16, 17, 18 and 19; as well as guidance contained within the Manchester Northern Gateway Strategic Regeneration Framework (2019).

- 3) Within two weeks prior to the expiration of the temporary period, a scheme to restore the land shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved scheme shall be implemented within one month of the use ceasing and thereafter retained and maintained in accordance with this scheme.

Reason - To ensure that the land is reinstated to an appropriate standard in the interest of visual amenity, land contamination, and to allow future development of the site; affording the City Council the ability to reconsider the appropriateness of this development and the consequences of which have not been considered beyond the date after a period of 3 years from this permission pursuant to Places for Everyone Policies JP-Strat1, JP-Strat2, JP-S1, JP-S4, JP-S4, JP-J1, JP-H1, JP-H2, JP-H3, JP-H4, JP-C8, JP-P1 and JP-P6; Adopted Core Strategy for the City of Manchester Policies SP1, EC1, EC3, CC1, CC5, EN1, EN14, EN17, EN18 and DM1; Saved UDP Policy DC26; Sections 6, 7, 10, 12, 14, 15, 16, 17, 18 and 19; as well as guidance contained within the Manchester Northern Gateway Strategic Regeneration Framework (2019).

- 4) The development hereby approved shall be carried out in accordance with following plans and documents received by Manchester City Council as the Local Planning Authority:

Plans

- VNIF-BNL-00-YYY-DR-WD-0001
- VNIF-BNL-00-YYY-DR-WD-0002
- VNIF-BNL-00-YYY-DR-WD-0003
- VNIF-BNL-00-YYY-DR-WD-0004

Received 19/03/2026

Documents

- Planning Statement ref: PP-12794099
- Supporting Letter: HIF INFRASTRUCTURE WORKS, VICTORIA NORTH (137079/JO/2023) Temporary Planning Application: Enhanced Temporary Treatment Plant (January 2026)
- Arup acoustic assessment dated 6th March 2026 reference VNIF-ARP-ZZ-YYY-RP-YA-0002

Received 19/03/2026

- V Mesh Fencing Specification Sheet SPC-VMESH-001A by FirstFence

Received on 15/09/2026.

Correspondence

- RE: Fencing

Received on 15/09/2026.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat1, JP-Strat2, JP-S1, JP-S4, JP-S4, JP-J1, JP-H1, JP-H2, JP-H3, JP-H4, JP-C8, JP-P1 and JP-P6; Adopted Core Strategy for the City of Manchester Policies SP1, EC1, EC3, CC1, CC5, EN1, EN14, EN17, EN18 and DM1; Saved UDP Policy DC26; Sections 6, 7, 10, 12, 14, 15, 16, 17, 18 and 19; as well as guidance contained within the Manchester Northern Gateway Strategic Regeneration Framework (2019).

- 5) Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;

(ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);

(iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;

(iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable;

(v) Foul and surface water shall drain on separate systems; and

(vi) Mitigation measures to prevent pollution of sewer flows and infrastructure.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. To ensure that the development does not

contribute to unacceptable levels of water, gaseous or vapour pollution, leaving the site in treated effluent. To ensure that the site does not pose any future risk to utilities, properties, and the wider controlled waters environment, by design and management of the temporary enhanced water treatment plant. Pursuant to Places for Everyone Policy JP-S1, JP-S4, and JP-P1; Core Strategy Policies SP1, EN14, EN17 and EN18; as well as Sections 5 and 18 of the NPPF.

- 6) a) The plant hereby approved shall be carried out in accordance with the details, measures and recommendations of the Arup acoustic assessment dated 6th March 2026 reference VNIF-ARP-ZZ-YYY-RP-YA-0002 and received by the City Council as Local Planning Authority on 19/03/2026 to ensure that the plant will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location. The details, measures and recommendations shall remain in-situ for the duration of the development.

b) Prior to the first operation of the plant, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the plant achieves a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the plant can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to Places for Everyone Policy JP-P1; Core Strategy Policies SP1 and DM1; saved UDP Policy DC26; and Section 17 of the NPPF as they relate to noise disamenity.

- 7) Notwithstanding the details of Condition 2 above or the approved drawing VNIF-BNL-00-YYY-DR-WD-0002 received 19/03/2026, the perimeter fencing shall be comprised of a 1.8m high weld mesh fencing in accordance with the V Mesh Fencing Specification Sheet SPC-VMESH-001A by FirstFence and Correspondence RE: Fencing both received by the City Council as Local Planning Authority 15/09/2026.

The gate to the fencing shall be inward opening.

The approved details shall be installed in accordance with the above and remain in-situ for the duration of the development.

Reason: To ensure the appearance of the fencing is not to the detriment of the street scene and does not impact pedestrians through opening outwardly to the external space. Pursuant to Places for Everyone Policies JP-Strat2 and JP-P1; Core Strategy Policies SP1, EN1, and DM1; as well as Section 14 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

Other permissions, consents, or licenses

For the avoidance of doubt, planning permission does not grant other permissions, consents, or licenses. Where a separate permission, consent, or license is required by a service provider outside of the planning process, the applicant is advised to contact that provider.

Environmental Permit

Please note that this development may require an environmental permit, a variation of an existing permit or an exception from an environmental permit from the Environment Agency. Further information can be found on the gov.uk website – <https://www.gov.uk/topic/environmental-management/environmental-permits>

The Applicant must ensure that the operations at the site are in accordance with the Environmental Permitting (England and Wales) Regulations 2016. The Applicant is advised to contact the National Customer Contact Centre on 03708 506 506 (Monday to

Friday 8am to 6pm) or by emailing enquiries@environment-agency.gov.uk for further permitting advice.

Please note that the need for an environmental permit is separate to the need for planning permission. The granting of planning permission does not necessarily lead to the granting of a permit.

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

Date: 05 October 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 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.