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:**

Creation of padel tennis facility with ancillary bar use (Use Class F2(c)), and associated external alterations comprising of rooftop covered court and pergola.

**Location:**

Rooftop Car Park at Victoria Exchange (Former Martin House) Hunts Bank Manchester M3 1LD

**Application reference:**

PLA-2026-001272

**Applicant:**

London Metric Property PLC

**Date of application:**

19 August 2026

## Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

## Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

## 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:

   - PL-100 Rev D: Location Plan & Existing
   - PL-102 Rev D: Site Plan – Proposed
   - PL-112 Rev M: Proposed GA Plan Level 4 – Car Park Plan
   - PL-113 Rev J: Proposed Roof Plan – Level 4 – Roof Plan
   - PL-120 Rev M: Elevations – Elevation 1

- PL-121 Rev M: Elevations – Elevation 2
- PL-122 Rev E: Proposed Sections – Section AA, BB & CC
- PL-125 Rev B: Elevations – Elevation 3
- PL-126 Rev B: Elevations – Elevation 4
- PL-130 Rev C: Proposed Canopy Elevations
- PL800: GA Plans & Elevations – Container – F&B
- PL810 Rev B: GA Plans & Elevations – Container – WCs
- PL820 Rev A: GA Plans & Elevations – Container – 40ft F&B
- PL830 Rev A: GA Plans & Elevations – Container – Store
- 23925-CWA-00-DR-A-04170 Revision P01: Vehicle Tracking
- Design and Access Rev C – Section 3.9 (Dated July 2026)
- Noise Assessment Report Revision 9 (Prepared by Hoare Lea; Dated June 2026)
- Existing and Proposed Views Document Rev D (Dated July 2026)
- Transport Statement (Prepared by Astute; Dated July 2025)
- Roof Cleaning and Maintenance Strategy (Received 13/10/2026)

Received by the City Council as Local Planning Authority on 07/08/2026, unless specified otherwise.

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) Prior to the commencement of development, a Construction Management Plan outlining working practices shall be submitted to and approved in writing by the City Council as Local Planning authority. This shall include as a minimum:

- Measures to control noise and vibration;
- Dust suppression measures;
- Compound locations where relevant;
- A community consultation plan;
- Sheeting of construction vehicles;
- The duration/phasing of construction works and associated vehicle trips;
- Confirmation of display of an emergency contact number;
- Contact details of the site manager/responsible person to discuss issues/amendments that arise;
- Routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- Site set up plan highlighting location of welfare facilities, material and plant storage, waste storage and loading/unloading areas;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- The management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;
- A dimensioned plan to be provided for any proposed scaffolding and site hoarding to understand impact to highway/footway.

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.

The development shall be carried out in accordance with the approved construction management plans for the duration of the demolition and construction parts of the development.

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

4) Notwithstanding the plans listed within condition 2 of this permission, prior to the commencement of works in relation to the erection to the covered court structure hereby approved, final design details on its external appearance, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed 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.

5) Prior to the commencement of works in relation to the erection of the covered court and associated bar structure hereby approved, material samples and product specifications of all materials and finishes to be used in the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall then proceed 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.

6) Prior to the first use of the development hereby approved, a scheme detailing security measures thar are in line with Secured by Design Principles that shall then be adopted as part of the development, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The agreed measures shall then be implemented as part of the development and be retained and maintained thereafter.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Core Strategy and to reflect the guidance contained in the National Planning Policy Framework.

7) Prior to the first use of the development hereby approved, details of cycle storage facilities on site shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be made available for use prior to the first occupation of the development, and shall then be retained and maintained for its lifetime.

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

8) a) Before the use hereby approved commences, external lighting shall be designed and installed in accordance with a scheme approved in writing by the City Council as local planning authority so as to control glare and overspill onto nearby residential properties.

b) Prior to occupation of the development a verification report shall be required to be submitted to and approved in writing by the Local Planning Authority in order to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake 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.

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

9) Prior to the commencement of the use hereby approved, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the City Council as local planning authority. The NMP shall include an assessment of noise from all activities associated with the use and shall not give rise to any significant adverse impacts on the occupants of nearby residential properties. The development shall then proceed and adhere to the approved details for its lifetime.

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

10) a) Notwithstanding the details of condition 2 above, prior to the first use of the development, a noise impact assessment of the premises and a scheme of acoustic treatment shall be submitted to for approval 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.

The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise impact assessment, and the measures shall remain in-situ for the duration of the development.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to for approval by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise impact assessment.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then 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 minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

11) a) Prior to the installation of any plant hereby approved, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment 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, 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 the use can commence.

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

12) The development hereby approved shall be carried out in accordance with the Transport Statement (Prepared by Astute; Dated July 2025) received by the City Council as Local Planning Authority, on the 07/08/2026.

In this condition a Travel Plan means a document which includes:

I. the measures proposed to be taken to reduce dependency on the private car by those using the development;

II. a commitment to surveying the travel patterns of employees and customers during the first three months of the first use of the approved development and thereafter from time to time

III. mechanisms for the implementation of the measures to reduce dependency on the private car

IV. measures for the delivery of specified Travel Plan services

V. a commitment to providing improved and increased cycle storage facilities on site

VI. measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first use of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the Local Planning Authority.

Any Travel Plan which has been approved by the Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel at the development, pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012).

13) The use hereby approved shall only be open to customers inside of the following hours for its lifetime:

- Monday – Saturday: 07:00 – 22:00
- Sunday (Including Bank Holidays): 08:00 – 22:00

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

14) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

- Monday to Saturday: 07:30 to 20:00
- Sundays/Bank Holidays: 10:00 to 18:00

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

15) The development shall store and present its waste and recycling in accordance with the following documentation:

- PL-112 Rev M: Proposed GA Plan Level 4 – Car Park Plan
- Design and Access Rev C – Section 3.9 (Dated July 2026)

The details of the approved scheme shall be implemented as part of the development and shall remain in situ and be adhered to for its lifetime.

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

16) The covered canopy structure hereby approved shall be maintained in accordance with the approved Roof Cleaning and Maintenance Strategy (Received 13/10/2026)) for the lifetime of the development.

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.

17) The premises shall be used for Class F2 (c) and for no other purpose (including any other purpose within Class F2 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (SI 2020 No.757) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

18) If any lighting at the development hereby approved, when illuminated, causes glare or light spillage which in the opinion of the Council as local planning authority causes detriment to adjoining and nearby residential properties, within 14 days of a written request, a scheme for the elimination of such glare or light spillage shall be submitted to the Council as local planning authority and once approved shall thereafter be retained in accordance with details which have received prior written approval of the Local Planning Authority.

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.

19) No external speakers shall be located outside of the pergola covered F&B area, as shown on drawing PL-112 Rev M (Received by the City Council as Local Planning Authority on 07/08/2026). Speakers within the bar shall be controlled to the limits set out within the Acoustic Report that shall be submitted to and approved in writing by the City Council as Local Planning Authority to satisfy condition 10 of this permission.

Reason - To safeguard the amenities of nearby residents pursuant to policies SP1 and DM1 of the Manchester Core Strategy and Saved Unitary Development Plan Policy DC26.

20) Notwithstanding the approved plans listed within condition 2 of this permission, no advertisements are hereby consented. Any external advertisement on site will require the approval of a separate application for advertisement consent.

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.

## 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

**Network Rail**

Network Rail notes the proposal the land involved looks to be Archo leased land. Works would need to be reviewed with respect to the station and the subway access.

The applicant is to Contact - interfacemanagementteam@networkrail.co.uk to discuss this further.

**Highways**

Requirements for licensing, hoarding / scaffolding, skips and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email: highwaylicences@manchester.gov.uk

Requirements for temporary pedestrian and traffic management with MCC’s Event and Traffic Management Team via Email: highwaynetworkmanagement@manchester.gov.uk

**Mining**

Please see information relating to mining in Appendix A.

Date: 14 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 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*