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:

Variation of Condition 2 (Specified plans) and 4 (noise) attached to Planning Permission 141742/VO/2024 for City Council Development for installation of floor mounted air sourced heat pumps and enclosure to the rear and the installation of solar PV panels to rear pitched roof slope, to increase height and quantities of access doors to acoustic enclosure.

Location:

Woodville Resource Centre Shirley Road Manchester M8 0NE

Application reference:

PLA-2026-001180

Applicant:

Mr Robert Renshaw Manchester City Council

Date of application:

04 September 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

The proposal was assessed with regards to policies outlined in the National Planning Policy Framework, Unitary Development Plan Saved Policies, Local Development Framework Core Strategy Development Plan and other material considerations. Officers have worked with the applicant/agent in a positive and proactive manner, further information has been requested in relation to the scheme and appropriate conditions have been placed on the approval granted.

Condition(s) attached to this decision

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

-Application Form, stamped as received by the City Council as Local Planning Authority on 20 December 2024.

-Drawing- Proposed- External Mechanical Services Layout, numbered 3386-CWC-XX-EX-DR-M-5001 T02, stamped as received by the City Council as Local Planning Authority on 20 December 2024.

-Arboricultural Impact Assessment (BEK, dated 12 September 2024), stamped as received by the City Council as Local Planning Authority on 20 December 2024.

-Ecology Report- Inspection & Assessment in relation to Bats & Breeding Birds (Tyrer Ecological Consultants Ltd, project ref: PR-0370-24 dated November 2024), stamped as received by the City Council as Local Planning Authority on 20 December 2024.

-Drawing- Proposed- T4 Photovoltaic Layout, numbered 3384-CWC-XX-EX-DR-E-6100 T4, stamped as received by the City Council as Local Planning Authority on 5 February 2025.

-Supporting Information- Designer Report (Solar Edge, 10 October 2024), stamped as received by the City Council as Local Planning Authority on 5 February 2025.

-Supporting Information- Technical Project Overview- Renusol, stamped as received by the City Council as Local Planning Authority on 5 February 2025.

-Supporting Information- ASHP Information (Samsung EHS Technical Data Book) Ver 1.0, stamped as received by the City Council as Local Planning Authority on 14 March 2025.

Those approved through PLA-2026-001180:

-Plan- Steelwork arrangement, ss300 acoustic louvre enclosure, section views, ref: 132288-GEN-0005 C.2, received by the City Council as Local Planning Authority on 1 September 2026.

-Plan- Steelwork arrangement, ss300 acoustic louvre enclosure, plan view, ref: 132288-STW-0001 C.3, received by the City Council as Local Planning Authority on 1 September 2026.

-Plan- Steelwork arrangement, ss300 acoustic louvre enclosure, elevation views, ref: 132288-GEN-0003 C.2, received by the City Council as Local Planning Authority on 1 September 2026.

-Plan- Steelwork arrangement, ss300 acoustic louvre enclosure, section & detail views, ref: 132288-GEN-0004 C.3, received by the City Council as Local Planning Authority on 1 September 2026.

-Plan- Steelwork arrangement, ss300 acoustic louvre enclosure, elevation views, ref: 132288-STW-0002 C.2, received by the City Council as Local Planning Authority on 1 September 2026.

-Plan- Steelwork arrangement, ss300 acoustic louvre enclosure, plan & detail views, ref: 132288-GEN-0001 C.2, received by the City Council as Local Planning Authority on 1 September 2026.

-Plan- Steelwork arrangement, ss300 acoustic louvre enclosure, roof elevation view, ref: 132288-GEN-0002 C.2, received by the City Council as Local Planning Authority on 1 September 2026.

-Site plan revised for shed relocation, ref: 141742/VO/2024 REV AB, received by the City Council as Local Planning Authority on 27 October 2026.

-Plan- Woodville Sure Start Proposed ASHP Unit Detail and Proposed Elevations of Building, ref: 24619.116 REV AB, received by the City Council as Local Planning Authority on 29 October 2026.

-ASHP Noise Test Report E3P (dated 10 July 2026), received by the City Council as Local Planning Authority on 1 September 2026.

-Email Correspondence- Agent confirming new larger enclosure in place for acoustic testing', received by the City Council as Local Planning Authority on 22 September 2026.

-Email Correspondence- Agent confirming works been done in accordance with agreed tree measures, received by the City Council as Local Planning Authority on 13 October 2026.

-Email correspondence re relocation of shed and description of development amendment, received by the City Council as Local Planning Authority on 28 October 2026.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to saved policies DC26 of the Manchester City Councils Unitary Development Plan and policy DM1 & SP1 of Manchester's Local Development Framework: The Manchester Core Strategy.

3) The development shall be constructed only using the approved materials, as detailed within the approved drawings and documents listed within condition 2 of this decision notice.

Reason- In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with saved policies DC1 of the Unitary Development Plan for the City of Manchester, SP1 and DM1 of the Manchester Core Strategy and the requirements of the National Planning Policy Framework.

4) a) The development hereby approved shall be carried out in accordance with 'Supporting Information- Noise Impact Assessment- R2329-REP01F-JW (dated 19 March 2025)', received by the City Council as Local Planning Authority on

20 March 2025, in relation to details of externally mounted ancillary plant, equipment and servicing.

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

b) The development hereby approved shall be carried out in accordance with ‘ASHP Noise Test Report E3P (dated 10 July 2026)’, received by the City Council as Local Planning Authority on 1 September 2026 and ‘Email Correspondence- Agent confirming new larger enclosure in place for acoustic testing’, received by the City Council as Local Planning Authority on 22 September 2026, in relation to verification reports for externally mounted ancillary plant, equipment and servicing.

Reason - To minimise the impact of plant on the occupants of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995).

5) The development hereby approved shall only be done in accordance with the following bat survey details, agreed as part of condition discharge application referenced CDN/25/0643:

-Application Form, stamped and received by the City Council as Local Planning Authority on 4 July 2025.

-Dusk Survey Results June 2025 (Tyrer Ecological Consultants Ltd, project ref: PR-0370-24, stamped and received by the City Council as Local Planning Authority on 4 July 2025.

Reason - For the protection of bats and in order to comply with the Habitats Directive and pursuant to Core Strategy Policy EN15.

6) The development hereby approved shall be carried out in accordance with the recommendations outlined within the 'Arboricultural Impact Assessment (BEK, dated 12 September 2024)', stamped as received by the City Council as Local Planning Authority on 20 December 2024, in particular following the recommendations within section 5.6.6, section 6.2.1, section 6.2.2, section 7.1, section 7.2 and section 9.0.

All recommendations should be in place prior to the commencement of works and remain intact and in position throughout the duration of the construction activities.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

7) All tree work should be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 of the Core Strategy.

8) In this condition "retained tree" means an existing tree, shrub or hedge which is to be as shown as retained on the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 5387 (Trees in relation to construction)

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

Reason - In order avoid damage to trees/shrubs adjacent to and within the site which are of important amenity value to the area and in order to protect the character of the area, in accordance with policies EN9 and EN15 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

Mining
Please see information relating to mining in Appendix A.

Date: 30 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