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 12 (Surface Water Drainage) attached to planning permission 143419/JO/2025 for Variation of Condition 20 (secured by design) attached to Planning Permission 138914/FO/2023 for the erection of 9No. units (in 3No. buildings) with access and servicing arrangements, car parking, landscaping and associated works (Use Classes E(g) (iii) B2 and B8) following demolition of existing buildings and structures to allow amendments to the previously approved drainage scheme

Location:

Walkers Of Manchester Crabtree Lane Manchester M11 4GU

Application reference:

PLA-2026-001607

Applicant:

Chancerygate Manchester Ltd

Date of application:

10 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

In assessing the merits of a planning application officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. In this instance, the local planning authority were approached by the planning agent to discuss the proposed changes prior to the submission of the application, and appropriate conditions have been attached to the approval.

Condition(s) attached to this decision

1) The development must be begun not later than 17th April 2027.

   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:

Topographical Survey ref: 47333_T rev.0

Site Constraints Plan ref: 23168-UMC-XXXX-SI-DR-A 0501 rev. P04

Site Location Plan ref: 23168-UMC-XXXX-SI-DR-A 0502 rev. P04

Existing Site Plan Drawing No. 23168-UMC-XXXX-SI-DR-A-0503 rev. P04

Demolition Site Plan ref: 23168-UMC-XXXX-SI-DR-A 0503 rev. P03

Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev. P05

Site Sections Plan ref: 23168-UMC-XXXX-SI-DR-A 0610 rev. P2

Proposed cycle storage Plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev. P03

Proposed substation Plan ref: 23168-UMC-XXXX-SI-DR-A 0703 rev. P03

Proposed waste strategy Plan ref: 23168-UMC-XXXX-SI-DR-A 0704 rev. P02

Unit 1 -4 Building and office plan ref:23168-UMC-01-DR-A 1001 rev. P3

Unit 1 -4 Roof plan ref: ref: 23168-UMC-01-DR-A 1002 rev. P2

Unit 1 -4 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1301 rev. P1

Unit 5 Building and office plan ref: 23168-UMC-01-DR-A 1011 rev. P3

Unit 5 Roof plan ref: ref: 23168-UMC-01-DR-A 1012 rev. P2

Unit 5 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1302 rev. P1

Unit 6 -9 Building and office plan ref:23168-UMC-01-DR-A 1021 rev. P3

Unit 6- 9 Roof plan ref: ref: 23168-UMC-01-DR-A 1022 rev. P2

Units 6 -9 Building elevations plan ref: ref: 23168-UMC-01-DR-A 1303 rev. P1

Design and Access Statement revision A December 2023

Air Quality Assessment ref: 572948.0001 r.1 dated December 2023

Biodiversity Enhancement Management Plan rev. 02 dated 12.12.2023

Biodiversity Net Gain Design Stage Assessment rev. 01 dated 12.12.2023

Crime Impact Statement Version B :06.12.2023 Ref: 2023/0548/CIS/01

Energy and Sustainability Statement ref: 6624-CBC-HR-RP-S-001-P03 dated November 2023 External Impact Lighting Assessment ref: 6624-CBC-OR-RP-E-001 rev.02 Dated December 2023

Framework Construction Management Plan rev.01 dated December 2023

Phase 1 Desk Based Geo-Environmental and Geotechnical Site Assessment ref: 546629.0000.0000 July 2023

Planning Statement dated 20 December 2023

Flood Risk Assessment ref: 23-026-I&L December 2023 (Notwithstanding the Proposed Drainage Strategy Layout (Drawing no. 23-026 I&L_D00_P1) contained in Appendix D) Transport Statement ref: 327475 dated December 2023

Framework Travel Plan ref: 327475 dated December 2023

Electric Vehicle Charging Specification - Sevadis Maxi Charger Pillar Refuse

Vehicle Swept path analysis plan ref: J32-7475-PS-005

Noise Impact Assessment: 572948.0001 r.1 dated December 2023

Arboricultural Impact Assessment rev.02 dated December 2023

Preliminary Ecological Assessment rev.03 dated December 2023

Received 27th December 2023

Waste Management Proforma and Site Access Junction plan ref: J32-7475-PS-002 rev.A received 4th January 2024

Biodiversity Net Gain Metric Version 2 received 1st February 2024.

Intrusive Geo-environmental and Geotechnical Site Assessment report ref: 546629.001.0000 dated July 2023 Received 5th February 2024.

Remediation Strategy and Verification Plan. Reference 546629.0004.0000. Dated 16 February 2024.

Technical Note - Air Quality Additional Information. Reference 572948.tn1. Dated 20 February 2024.

Technical Note - Noise Additional Information. Reference 572948.tn1. Dated 20 February 2024 Received 27th February 2024

Supplementary Geo-environmental and Geotechnical Site Assessment Reference 546629.0002.0000 dated 2nd February 2024; and Asbestos in Soils Management

Plan reference 546629.0003.0000 dated 2nd February 2024 received 18th March 2024

Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P06 received 21st March 2024

Technical Note - Noise Additional Information. Reference 572948.t 2. 1. Dated 9th April 2024 Received 10th April 2024

Soft landscaping hand pit dug locations (in connection with ground conditions) plan ref: 546629.0004 Fig 4 rev.P01 received 11th April 2024.

General Arrangement Plan ref:UG_2066_LAN-GA-DRW _101 rev.T2 received 15th April 2024

AS AMENDED BY:

Covering letter from planning agent dated 24th June 2025 Content Agent email dated 19th September 2025 Definition of 'Base Build' as set out in agent email dated 23rd September 2025

AS AMENDED BY:

Drainage Network Calculations dated 14.01.2026 ref:23-026-I&L- Crabtree Lane

Drainage Details plan ref: 23-026-I&L D11 rev.C1

Drainage Planning Strategy plan ref: 23-026-I&L D00 rev. P4

United Utilities S106 Part 1 'Application to connect to a public sewer' Approval Notice

Received 10th September 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The development shall be implemented in accordance with the Construction Management Plan ; Swept Path Analysis Drawings: 16.5m HGV - drawing reference J32-7475-PS-003; 10 m rigid - drawing reference J32-7475-PS-004; and Refuse vehicle - drawing reference J32-7475 PS-005 received 14th August 2025, together with the photographic schedule of condition (highways) report dated 29th August 2025 received 2nd September 2025 (ref: CDN/25/0784).

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

4) Notwithstanding the materials annotated on plans referenced in condition no.2 prior to above ground works, samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be carried out in accordance with the agreed 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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

5) a) The development hereby approved shall be implemented in accordance with the measures in the TRC Desk Based Geo-environmental and Geotechnical Site Assessment, Ref: 546629.0000.0000, dated July 2023; Intrusive Geo-environmental and Geotechnical Site Assessment report ref: 546629.001.0000 dated July 2023 and Remediation Strategy and Verification Plan. Reference 546629.0004.0000. Dated 16 February 2024, and Soft landscaping hand pit dug locations (in connection with ground conditions) plan ref: 546629.0004 Fig 4 rev. P01 received 11th April 2024, before any above ground development commences.

b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. 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 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 Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

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 Manchester Core Strategy (2012).

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

Reason To ensure that the proposed activity does not harm groundwater resources in line with paragraph 180 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection', and pursuant to policy EN17 of the Manchester Core Strategy (2012).

7) The development hereby approved shall be implemented in accordance with content of Construction Details plan ref: 23-026-I&L - A07 rev.T2 ; Legal Agreement plan ref: 23-026-I&L - A09 rev.T1 (in relation solely to highway works); Ground Testing plan ref: 23-026-I&L - A10 rev.T1 (in relation solely to highway works) ; Swept path analysis 16.5m HGV plan ref: J32 7475-PS-003(in relation solely to highway works); Swept path analysis 10m rigid vehicle plan ref: J32-7475-PS-004 (in relation solely to highway works); Swept path analysis refuse vehicle plan ref: J32-7475-PS-005 (in relation solely to highway works), prior to the first unit being occupied. (ref: CDN/25/0297).

Reason - In the interests of highway safety, pursuant to policy T1 of the Manchester Core Strategy (2012).

8) a) Before the development hereby approved is first occupied, a Full Travel Plan shall be submitted to and agreed in writing by the City Council as Local Planning Authority. 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 attending or employed in the development.

ii) a commitment to surveying the travel patterns of staff during the first three months of use of the 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) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car.

b) Within six months of the first occupation of the development (or an alternative timescale to be agreed in writing with the Local Planning Authority), a revised Travel Plan, which takes into account the information about travel patterns gathered pursuant to item (ii) above, shall be submitted to and approved in writing by the City Council as local planning authority for the development. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full for the development at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the development, pursuant to policies SP1, T2 and DM1 of the Manchester Core Strategy (2012) and the Guide to Development in Manchester SPD (2007).

9) a) Electric vehicle charging points shall be implemented in the locations shown on Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601 rev. P05 and specifications on Electric Vehicle Charging Specification - Sevadis Maxi Charger Pillar.

b) Prior to occupation of the development, the electric vehicle charging points shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

10) The car parking indicated on the approved on Proposed site plan ref: 23168-UMC-XXXX-SI DR-A 0601 rev. P05 shall be surfaced, demarcated and made available for use prior to the units, hereby approved being occupied. The car parking shall then be available at all times whilst the units are occupied.

Reason - To ensure that there is adequate car parking for the development proposed when the buildings are occupied, pursuant to policies T2, SP1 and DM1 of the Manchester Core Strategy (2012).

11) The cycle storage facilities shall be implemented in accordance with the locations as shown on the approved Proposed site plan ref: 23168-UMC-XXXX-SI-DR-A 0601

rev. P05 and Proposed cycle storage plan ref: 23168-UMC-XXXX-SI-DR-A 0702 rev. P03 (including the provision within each of the units hereby approved), prior to the proposed units being brought into use, and be retained thereafter.

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 mode of transport in order to comply with Policies SP1, T1, T2, EN6 and DM1 of the Manchester Core Strategy (2012) and the guidance provided within the National Planning Policy Framework and the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

12) Network Calculations - Report reference 23-026-I&L-Crabtree Lane dated 07.05.24, received on 20th March 2025 has been reviewed in conjunction with the Response to LLFA comments ref: 23-026-CHA Crabtree Lane, CLAYTON; Drainage Planning Strategy plan ref: 23-026- I&L D00 rev. P3 and Drainage detail plan ref: 23-026- I&L D11 rev. T2 received 20th May 2025. (ref: CDN/25/0268);

as amended by

Drainage Network Calculations dated 14.01.2026 ref:23-026-I&L- Crabtree Lane

Drainage Details plan ref: 23-026-I&L D11 rev.C1

Drainage Planning Strategy plan ref: 23-026-I&L D00 rev. P4

United Utilities S106 Part 1 ‘Application to connect to a public sewer’ Approval Notice

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b) Prior to occupation of the units the agreed drainage scheme 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. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14 of the Manchester Core Strategy (2012).

13) Prior to occupation a management and maintenance plan for the approved sustainable drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved plan shall include the arrangements for adoption by an appropriate public body or statutory undertaker, or management and maintenance by a Management Company or any other arrangements to secure the

operation of the sustainable drainage scheme throughout its lifetime. The approved details shall be implemented through the lifetime of the development.

Reason- To manage flooding and pollution and to ensure that a managing body is in place for the sustainable drainage system and a maintenance mechanism for the lifetime of the development, pursuant to policies EN8, EN14, EN17 and DM1 of the Manchester Core Strategy (2012).

14) Prior to commencement of the uses 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 loading bays, service yards and loading dock areas. The scheme shall be implemented in full before the uses commence.

Reason - To safeguard the amenities of the occupiers of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy (2012).

15) a) The premises shall be acoustically insulated and treated to limit the break out of noise 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.

b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic 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 agreed noise criteria.

Reason - To safeguard the amenities of the occupiers of nearby residential properties, pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester, policies SP1 and DM1 of the Manchester Core Strategy (2012).

16) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall 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 site. 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.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise 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 agreed noise criteria.

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 Manchester Core Strategy (2012) and saved UDP policy DC26.

17) a) The development shall be implemented in accordance with details on the Waste Strategy dated 19 December 2023: including Completed Proforma, Waste Strategy Plan (Drawing no. 23168-UMC-XXXX-SI-DR-A-0704-P02), and Refuse Vehicle Swept Path Analysis (Drawing no. J32-7475-PS-005) in regard to the storage and disposal of refuse.

b) Prior to each unit being first brought into use, finalised details for the management of the internal storage area and strategy for segregation of recyclable waste of that unit shall be submitted to and approved in writing by the City Council as Local Planning Authority.

c) The details of the approved scheme 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 of the occupiers, once the development hereby approved is occupied, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

18) a) Prior to above ground works, an air quality impact 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 any agreed mitigation measures shall be implemented and verified as such in writing by the City Council as local planning authority and shall remain in situ whilst the use or development is in operation.

Reason - To secure a reduction in air pollution from traffic or other sources in order to protect existing and future residents from air pollution, pursuant to policies EN16, SP1 and DM1 of the Manchester Core Strategy (2012).

19) a) The development hereby approved shall be carried out in accordance with the document titled ' Energy and Sustainability Statement ref: 6624-CBC-HR-RP-S-001-P03 dated November 2023.

b) A post construction review certificate/statement shall be submitted for approval to the City Council as Local Planning Authority within 6 months of completion of the development.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Manchester Core Strategy (2012) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

20) a)The proposed development shall be constructed in accordance with the recommendations contained within section 4 of the Crime Impact Statement Version B :06.12.2023 Ref: 2023/0548/CIS/01 (notwithstanding the requirement set out in Section 4.3 bullet point 3 page 13 in the checklist of the CIS).

b) Within two months of the commencement of the first occupation, a verification statement confirming the implementation of the recommendations of the crime impact statement relevant to the base build (base build as defined in email from planning agent dated 19.09.2025) shall be submitted to and approved in writing by the City Council as local planning authority and subsequently maintained in situ.

c) Within 2 months of occupation of each individual unit, a verification statement confirming connection of the security alarm system or any occupier specific internal fit out requirements for that unit shall be submitted to and approved in writing by the City Council as local planning authority and subsequently maintained in situ.

Reason - To reduce the risk of crime pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012) and to reflect the guidance contained in the National Planning Policy Framework.

21) a) The external lighting scheme shall be implemented in accordance with the measures External Lighting Impact Assessment, Ref: 6624-CBC-OR-RP-E-001 - Revision: P02, dated: 18/12/2023.

b) Prior to occupation of the development a verification report shall be required 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 bat foraging routes amenities of the occupiers of nearby properties, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) Prior to the installation of the retaining wall in the location shown on General Arrangement Plan ref:UG_2066_LAN-GA-DRW _101 rev. T2 received 15th April 2024, finalised elevational design and height of the proposed retaining wall shall be submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

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, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

23) The boundary treatment scheme for the development shall be implemented in accordance with Proposed Boundary Treatments Plan ref: 23168-UMC-XXXX-SI-DR-A 0701 rev.P06 received 21st March 2024.

The approved scheme shall be implemented in full before the units hereby approved are first occupied and retained as such thereafter.

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 in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

24) a) The landscaping scheme for the development shall be implemented in accordance with the General Arrangement Plan ref:UG_2066_LAN-GA-DRW _101 rev. T2 received 15th April 2024.

b) Prior to any ground works in connection with the soft landscaping areas shown on the General Arrangement Plan ref:UG_2066_LAN-GA-DRW _101 rev. T2 received 15th April 2024a management and maintenance strategy (including reference to the company responsible for on going maintenance), for the proposed landscaping shall be submitted to and approved in writing by the City Council as local planning authority.

c)The approved landscaping scheme and arrangements for management and maintenance shall be implemented not later than 12 months from the date the buildings are first occupied. 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 in the development, another tree or shrub of the same species and size as that originally planted shall be planted at the same place within the development.

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, EN9 and DM1 of the Manchester Core Strategy (2012).

25) No removal of or works to any trees or shrubs or works to or demolition of buildings or structures that may be used by breeding birds shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason - In order to provide protection to nesting birds, pursuant to Policy EN15 of the Manchester Core Strategy (2012).

26) The precautionary method of works recommended for mammals (section 4.4.4 and 4.4.5) and amphibians (section 4.4.1) of the Preliminary Ecological Assessment rev.03 dated December 2023 should be followed at all times during site clearance and vegetation removal

Reason - to minimise the risk of accidental harm of a European Protected Species (Habitats Regulations 1994), pursuant to policy EN15 of the Manchester Core Strategy (2012).

27) a) Prior to above ground works, details of a Local Benefit Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved document shall be implemented as part of the construction of the development. In this condition a Local Benefit 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 Benefit Proposal

iii) measures to monitor and review the effectiveness of the Local Benefit 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) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

28) The permission hereby granted relates to a maximum of gross external floorspace of 5,535.6 sq.m. of commercial floorspace, including Classes E(g) (iii) B2 and B8) uses.

Reason -To ensure that the development is carried out in accordance with policies EC2 and EC5 of the Manchester Core Strategy (2012).

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

Protected species

Certain species have legal protection and that the granting of planning permission does not negate the need to abide by the laws that are in place to protect biodiversity. If at any time any protected species are found or are suspected of being present on the site and adversely affected by the development, work should cease immediately, and an ecologist/LPA should be contacted.

Environment Agency advice

Environment Agency Model Procedures and Good Practice This development site appears to have been the subject of past industrial activity which may pose a risk of pollution to controlled waters. The Environment Agency recommend that you should:

o Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by contamination

o Refer to their Guiding principles for land contamination for the type of information that they require in order to assess risks to controlled waters from the site - the local authority can advise on risk to other receptors, such as human health

o Consider using the National Quality Mark Scheme for Land Contamination Management which involves the use of competent persons to ensure that land contamination risks are appropriately managed

o Refer to the contaminated land pages on gov.uk for more information

o Refer to 'The Environment Agency's approach to groundwater protection' All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. Where the remediation / redevelopment of the site will involve waste management issues the Environment Agency offer the following advice:

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material

arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

o excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution

o treated materials can be transferred between sites as part of a hub and cluster project

o some naturally occurring clean material can be transferred directly between sites.

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

The Environment Agency recommend that developers should refer to:

o the position statement on the Definition of Waste: Development Industry Code of Practice

o The waste management page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

o Duty of Care Regulations 1991 o Hazardous Waste (England and Wales) Regulations 2005

o Environmental Permitting (England and Wales) Regulations 2016

o The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays. If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the hazardous waste pages on GOV.UK for more information.

Piling and Penetrative ground improvement methods:

Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus, it should be demonstrated that any proposed piling will not result in contamination of groundwater.

Construction Hours

Construction/demolition works shall be confined to the following hours:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Licensing, hoarding / scaffolding

The applicant is advised that any requirements for licensing, hoarding / scaffolding and any associated temporary traffic management arrangements will need discussion and agreement with the council's Highways Applications and Network Resilience teams via Contact Manchester (Tel. 0161 234 5004). It is recommended that the above is conditioned and attached to any planning permission that may be granted.

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