

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

Applicant

DTZ Investors
C/o Agent

Agent (if used)

Miss Ruth Owen
Cushman & Wakefield
1 Marsden Street
Manchester
M2 1HW

Part 1 – Particulars of the application/development

Proposal: Variation of conditions 2 (Approved Drawings and Documents) and 3 (fire escape) attached to listed building consent 135950/LO/2023, to reflect changes to the fire escape.

Location: 12 - 20 St Anns Square , Manchester, M2 7JB

Date of application: 14 May 2025

Application number: 142803/JO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included extensive advice about the information required to be submitted to support the application and discussion and agreement of amendments. This has led to an acceptable proposal.

Condition(s) attached to this decision

- 1) The development shall have commenced not later than 10 June 2027.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

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

The location plan received by the City Council as local planning authority on 13 May 2024

The drawings referenced:

D-1A
07

received by the City Council as local planning authority on 13 May 2024

02 Rev A

received by the City Council as local planning authority on 2 October 2024

- The drawing referenced 02 Rev A received by the City Council as local planning authority on 2 October 2024.

10 Rev A
11 Rev A
12 Rev A

received by the City Council as local planning authority on 24 April 2025

The drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024

The Alitherm Heritage data sheet prepared by Smart architectural aluminium received by the City Council as local planning authority on 13 May 2024

The Scope of Works received by the City Council as local planning authority on 13 May 2024

The statement regarding Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including the Terrix RED-LB specification sheet.

The Quadriga window specification drawings received by the City Council as local planning authority on 28 November 2024.

The physical sample assessed on 1 October 2024.

The Hammerite specification sheet received by the City Council as local planning authority on 8 August 2024

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC19.1 of the Unitary Development Plan.

3) The works to repair previous damage to the stairwell walls shown on drawings referenced 07 received by the City Council as local planning authority on 13 May 2025 10 Rev A received by the City Council as local planning authority on 24 April 2025 shall have been fully completed in accordance with the Condition 3 section of the statement regarding Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including the Terrix RED-LB

specification sheet and the letter from Cushman and Wakefield dated 24 April 2025 shall be fully completed within 4 months of the date of this decision.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) The replacement windows shall have been installed fully and only in accordance with the following:

- The Condition 4 section of the statement regarding Conditions 3, 4, 5 and 6 received by the City Council as local planning authority on 8 August 2024.
- The drawing referenced 02 Rev A received by the City Council as local planning authority on 2 October 2024.
- The Quadriga window specification drawings received by the City Council as local planning authority on 28 November 2024.
- The physical sample assessed on 1 October 2024.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

5) a) The roof access hatch identified for removal on the drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024 shall have been removed and the fabric affected fully reinstated in accordance with the information within the Condition 5 section of the statement regarding Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including the Terrix RED-LB specification sheet..

c) The works shall be completed in accordance with the information within section (a) within 1 month of the date of this decision.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) All retained roof mounted handrails, bridges and ladders as shown on the drawing entitled 'Roof Access Plan' received by the City Council as local planning authority on 13 May 2024 shall have been painted black in accordance with the statement regarding

Conditions 3, 4, 5 and 6 prepared by Cushman & Wakefield received by the City Council as local planning authority on 8 August 2024 including and the Hammerite specification sheet, to minimise their appearance and impact on the character and appearance of the building within 1 months of the date of this decision.

Reason - In the interests of visual amenity and because the proposed works affect a building that is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 4 July 2025

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 their 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.