

Angela Leckie

Planning
Manchester City Council
Town Hall Extension
Albert Square
Manchester
M60 2LA

Submitted via Planning Portal (ref: PP-14418994)

17th October 2025

Dear Angela

Application for the Discharge of Condition 3b of 139778/FO/2024: Full Planning Permission for an Office-Led Development at Lever Street, Manchester

On behalf of our client, Soller Nine Limited ('the Applicant'), please find enclosed an application made to discharge Condition 3b, pursuant to permission 139778/FO/2024 at land bounded by Lever Street, Great Ancoats Street, Little Lever Street and Houldsworth Street, Manchester ('the Site'). Permission was granted on 24th January 2025 for the following description of development:

Part retention, part demolition of existing buildings on site with retained fabric to form part of 18 storey building plus plant level comprising office space (Use Class E) above ground floor reception area and ancillary uses, 2 basement levels and associated landscaping.

Condition 3b

Condition 3 of the planning permission states that:

3) No demolition hereby permitted shall take place unless and until:

(a) Before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied and signed off by the City Council as local planning authority;

Except where:

(b) Permitted demolition is urgently necessary in the interests of safety or health and evidence that demolition is the only measure that will remove those risks has been provided to and agreed in writing by the local planning authority prior to any approved

demolition taking place;

Part (b) of Condition 3 was included in the decision notice to account for situations where urgent demolition of existing buildings was required in advance of a main works contract for public safety reasons. This followed a partial collapse of one of the buildings in 2024 during the determination period of the planning application, and advice at the time from the Applicant's structural engineers and the Council's Building Control officers that identified other structures as having the potential to become imminently dangerous.

Since the grant of planning permission in January 2025, certain buildings on the site have deteriorated further and it is now the Applicant's view (backed up by robust evidence) that these buildings pose an imminent health and safety risk to the general public.

The following material is, therefore, submitted with this application to provide evidence that the demolition of buildings 65 & 67 Little Lever Street, 25 & 27 Holdsworth Street, and 56 & 58 Lever Street of the proposed development are urgently necessary in the interests of health and safety. For the avoidance of doubt, no other buildings forming part of the wider site and planning permission are being sought for demolition at this time under Condition 3b.

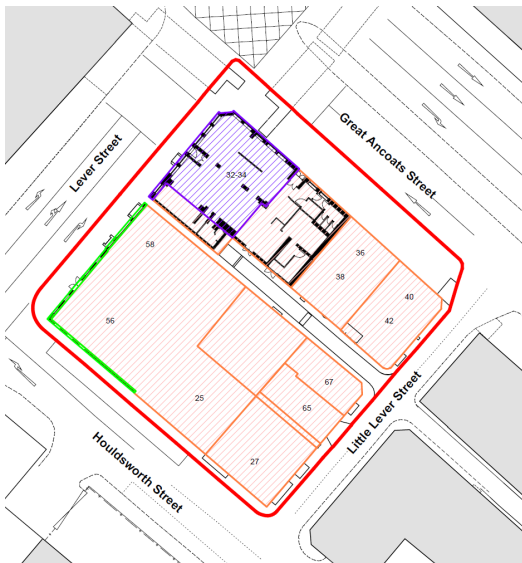
- Structural Opinion - Unsafe Condition and Recommended Demolition of 65 & 67 Little Lever Street, 25 & 27 Holdsworth Street, and 56 & 58 Lever Street, Manchester (prepared by Healey Consulting). This document refers to and appends the following other documents:
 - Appendix A - Site Photographs (September 2025)
 - Appendix B - Demolition Statement (prepared by Nationwide Demolition)
 - Appendix C - Structural Report (September 2024) (prepared by aktll)
- Letter from Manchester City Council (MCC) Building Control to Soller Nine Limited, dated 5th June 2024;
- Site Plan by Howells Architects showing the extent of demolition approved under the planning permission, but importantly not the extent of demolition sought under this application.

Background

The planning application ref: 139778/FO/2024 referred to the following collection of buildings in the Northern Quarter:



The planning consent allowed for the partial demolition of the site with the retention of certain key buildings and facades as indicated on the plan extract below (with approved demolition shown in hatched orange):



The structural report by aktll that was submitted and approved as part of the planning application (and re-provided as part of this condition application, identified a number of buildings that were considered at that time as being high risk of imminent collapsing. These included Buildings 6, 6a, 7 and 8 (56 Lever Street and 25 Houldsworth Street, and 58 Lever Street).

During the determination period for the application part of 58 Lever Street collapsed, and extensive discussions took place with MCC Building Control officers (including Kamal Beckles) who agreed the building was dangerous and emerging stabilisation works undertaken. The written correspondence (enclosed with this application) also notes the danger of adjacent buildings and states that "

"If the situation worsens the Local Authority may have to serve notice on yourselves to remove the danger or repay the Local Authority for emergency works carried out to remove the danger."

aktll also reported the state of the buildings to the Health and Safety Executive (HSE).

At that time (May 2024) the Applicant did not have planning permission to do any additional works to the buildings (this was not granted until January 2025), despite the aktll structural report identifying high risk buildings. Soller has had, however, a longstanding concern about a number of the buildings and have been monitoring and trying to seek adequate insurance cover, which has only been provided on an interim basis based on the prevention of access to public. These has led to putting hoarding round the relevant part of the site.

Since the enclosed May 2024 correspondence with MCC Building Control, and the granting of planning permission, the condition of a number of the buildings has materially worsened since the aktll view which the Council deemed "safe enough" in May 2024. The submitted Healey Consulting report (dated 9th October 2025) follows an up-to-date assessment of the properties. The report and Healey's own inspection confirms the finding of the aktll report in respect of 56 Lever Street and 25 Houldsworth Street, and 58 Lever Street. It concludes:

"It is our professional opinion that the buildings are dangerous, structurally unsound, and beyond reasonable economic repair. We strongly recommend that demolition be undertaken as soon as practicably possible, as leaving the properties in their current condition will present a serious risk to public safety, with the potential for progressive or wholesale structural collapse."

The Healey Consulting Report includes a Demolition Statement that proposal an initial phase of demolition to resolve the immediate danger to include:

- Partial demolition of 56 & 58 Lever Street – facades to be retained as per the planning permission (marked in green on the above plan)
- 25 Houldsworth Street
- 27 Houldsworth Street (and 63 Little Lever Street)
- Former Bakery Little Ancoats Street
- 65 & 67 Little Lever Street

No other buildings are sought for demolition at this stage under Condition 3b.

For clarity, the Applicant, its demolition contractor, and its structural engineer now consider the position regarding each of the above buildings as follows:

Partial demolition of 56 & 58 Lever Street

- Identified as being at high risk of collapse in the aktll structural report of September 2024, and reinforced by Healey Consulting report of October 2025.

25 Houldsworth Street

- Identified as being at high risk of collapse in the aktll structural report of September 2024, and reinforced by Healey Consulting report of October 2025.

67 Little Lever Street

- Following recent inspections of the building the Applicant's demolition contractor is of the strong opinion that 67 Little Lever Street is now structurally unsafe and falls into the same high risk category as 56 & 58 Lever Street and 25 Houldsworth Street. The demolition contractor would be willing to meet with MCC officers (planning and building control) on-site to review the condition of the building to present this case.
- If MCC disagree that the building is not at high risk of collapse, and are comfortable to declare it safe for retention, then this building still poses a physical risk and impediment to gaining access to safely demolish 56 & 58 Lever Street and 25 Houldsworth Street as set out in the submitted Demolition Statement.
- It is, therefore, the Applicant's view that even if MCC disagrees with the risk associated with this building it would still need to be demolished to gain safe access to facilitate the urgent demolition of the high risk buildings.

27 Houldsworth Street / 65 Little Lever Street / Former Bakery Little Ancoats Street

- It is important to note that all these buildings have permission for demolition under the planning approval.
- As above, whilst there is no immediate structural risk of collapse, without immediate demolition it is not possible to access the site to urgently demolish the high risk buildings at 56 & 58 Lever Street and 25 Houldsworth Street for the following reasons:
 - Access cannot be obtained from Lever Street due to the retention of the Bem Brasil Building (32 Great Ancoats Street).
 - Similarly the facades of 56 & 58 Lever Street are to be retained so demolition for access reasons would be contrary to the planning permission.
 - Lever Street is a busy road and access from this site would require road closure.
 - Little Lever Street is already closed

- The submitted Demolition Plan starts with the demolition of 67 Little Lever Street, and this route then allows for the heavy equipment needed for the demolition machinery.
- It means that the demolition of the dangerous buildings can be achieved from the rear which will enable the heritage elements of the project to be protected as part of the process.
- It is, therefore, the Applicant and its demolition contractor's firm opinion that these building must be demolished now to enable the urgent and safe demolition of the buildings that are at a high risk of collapse, and it is not possible to undertake the urgent demolition required without their removal. This should therefore be considered and allowable under Condition 3b of the planning permission.

Other Relevant Planning Conditions (Subject to Separate Applications)

Part (b) of Condition 3 was included in the decision notice to account for situations where urgent demolition of existing buildings was required in advance of a main works contract for public safety reasons. Despite that, the other conditions that relate to demolition works was not worded in a way that would allow for such a phased demolition and the partial approval of such conditions.

Following discussions with you we are, therefore, submitting two other applications alongside this application to discharge Condition 3b as follows:

- Non-Material Amendment (NMA) application to vary the wording of the following pre-demolition conditions to allow them to be discharged in-part relating only to the urgent works proposed under Condition 3b:
 - Condition 4 (Pre-Installation of Scaffolding or Supporting Structure) – approval of methodology and specification for works.
 - Condition 5 (Pre-Demolition) – approval of details of a façade retention strategy and temporary enabling works, including a structural survey
 - Condition 6 (Pre-Demolition) – approval of final details of interface details for 32 Great Ancoats St, and full recording and details of reinstatement of 56/58 Lever St.
 - Condition 13 (Pre-Demolition) – approval of Demolition Method Statement / Management Plan
- Application to Partially-Discharge the Remaining Pre-Demolition Conditions - this would only be for the urgent works required pursuant to the Condition 3b demolition works relating to emergency demolition works (condition 4), façade retention (5) and a Demolition Method Statement (13).

Summary

Part (b) of Condition 3 was included in the decision notice to account for situations where urgent demolition of existing buildings was required in advance of a main works contract for public safety reasons. Since the grant of planning permission in January 2025, certain buildings on the site have deteriorated further and it is now the Applicant's view (backed up by robust evidence) that these buildings pose an imminent health and safety risk to the general public and require a level of urgent demolition to remove the public safety risk.

For the avoidance of doubt, no other buildings forming part of the wider site and planning permission are being sought for demolition at this time under Condition 3b.

I trust the above is in order and I look forward to receiving confirmation that the application has been validated. Should you require any additional information in order to progress the application, please contact me.

Yours sincerely,

