MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	143193/LO/2025
Date registered valid:	12 June 2025
Proposal:	Listed building consent for installation of 1no. door, extract flue and roof plant, and internal alterations including installation of secondary glazing.
Address:	Redfern Building, Redfern Street, Manchester, M4 4AH
Ward(s):	Piccadilly Ward
Applicant:	NOMA (GP) Ltd
Agent (if any):	Ms Holly Gerrard ID Planning
Case officer:	Michael Pearson Tel: 0161 219 2735 Email: michael.pearson@manchester.gov.uk
Recommendation:	Approve

Date of recommendation: 07/08/2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:
Printed: 20 June 2025 Expired: 11 July 2025

Neighbour notifications
Printed: 20 June 2025 Expired: 11 July 2025

Site notice
Posted: 23 June 2025 Expired: 14 July 2025

Press advert
Published: 24 June 2025 Expired: 15 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to the commercial unit at the base of the seven storey, Grade II listed, Redfern Building on Redfern Street. The application property dates from 1936, and formed part of the Co-operative's estate, being utilised as offices and a warehouse. The property has a clear art deco style, featuring curved corners and prominent window bands. The building derives it's significance from its role within the Co-operative movement and how it is one of only two 1930s buildings within the Co-op estate to survive. The application property has undergone significant alteration in the mid-2010's with the pedestrianisation of Redfern Street and the creation of Sadler's Yard. Said works saw the ground level of the application site drop significantly, which in turn required a new lower ground floor to be created. The application site has an extant planning permission for the use of the ground floor as a café, or restaurant (Both Class E(a)) or drinking establishment (Sui Generis).

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within Manchester City Centre, and lies within the area known as NOMA, a regeneration scheme covering the land within the Co-operative Group's ownership. Much of the land to the south of the site lies within the Shudehill Conservation Area. Neighbouring built development largely comprises of the former Co-operative estate, now NOMA estate. Built development includes Sadler's Yard, a public square that features hard and soft landscaping measures consisting of shrubs, semi-mature trees, public benches and decorative paving. A high number Grade II listed buildings, including the Hanover Building, Old Bank Building, New Century

House, Cooperative Society Building, Holyoake House and CIS Tower, are present within the local street scene. Neighbouring uses are comprised of a variety of commercial office (Class E(g)(i)) and restaurant and drinking establishment uses (Class E(b) and Sui Generis).

Description of development

The application seeks listed building consent for the installation of an external door, extract flue, air conditioning units, secondary glazing measures and internal fit out works.

The proposed door would be situated on the site's front elevation fronting out onto Sadler's Yard and would provide a dedicated access to the property's plant room. The plant room is a building wide plant room, currently only accessible through the ground floor commercial unit. The door would feature an aluminium frame coloured black to fit with the other door and window frames situated on the property's lower ground floor. By providing said doorway, independent access to the plant room would be provided, avoiding the need to enter the ground floor commercial unit to gain access to it.

The proposed flue would be situated within the property's lightwell, providing odour extraction for any future occupier. The finish and fixing detail of the proposed flue is currently unknown. The 2no air conditioning units would be placed atop the property's roof within the confines of its plant screen.

Secondary glazing measures, required for noise attenuation purposes, would be installed along the ground floor of the property, being limited to the confines of the ground floor commercial unit facing out onto Sadler's Yard.

Other internal works include the creation of WCs at both lower ground and ground floor, insertion of staircase and access lift, general plaster repair works, insertion of M&E, encapsulation of existing doorway and new floor and ceiling finishes.

Planning History

A high number of applications are on record for the application site, the most relevant of which are shown below:

143192/FO/2025 – Installation of 1no. door, extract flue and roof plant – Application pending consideration.

126964/JO/2020 – S19 application to amend conditions 2 (Approved Dwgs and Documents) and 3 (Materials) attached to application ref no 121291/LO/2018 – Approved June 2020.

126845/JO/2020 – S73 application to amend conditions 2 (Approved Dwgs and Documents) and 3 (Materials) attached to application ref no 121290/FO/2018 – Approved June 2020.

121291/LO/2018 – Listed Building Consent for internal and external alterations including replacement of non-original timber windows and refurbishment of steel windows; elevation works including the creation of new shopfronts to Sadler's Yard and Mayes Street elevations, the opening up of a new doorway at roof level; partial removal of floor at Level 2 to facilitate the creation of a double-height retail unit; installation of an office accommodation stair between Levels 6 and 7; repair of existing stair and lobby areas; installation of new rooftop plant and screen; and associated works all associated with Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking

Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refurbishment of B1 offices above – Approved December 2018.

121290/FO/2018 – Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refurbishment of B1 offices above and provision of cycle storage and showers, and bin storage along with external works relating to the reuse and refurbishment of the building including works to the windows and elevations (replacement of non-original timber and refurbishment of steel), creation of new shopfronts to Sadler's Yard and Mayes Street elevations, creation of an amenity terrace at roof level including external alterations to facilitate a new doorway, introduction of external plant and screen at roof level and associated works – Approved December 2018.

105522/FO/2014/C2 – Public realm works including creation of new public open space with hard and soft landscaping and street furniture, external alterations to New Century Hall and House to create pedestrian connection between Miller Street and Balloon Street, soft landscaping to Miller Street, alterations to external appearance of adjacent buildings including making good following lowering of adjacent pavement level (and including introduction of new stepped access to Redfern Building), resurfacing works to Hanover Street, Dantzic Street and Federation Street, resurfacing of footway along Balloon Street, change of use of lower ground floor of New Century Hall and House to Class A1 (Shop) use or Class A3 (Restaurant and Café) Use and installation of new shop fronts, servicing doors and louvres, works associated with closure of part of Dantzic Street at junction with Miller Street to all traffic except servicing vehicles and drop-off access and ancillary works associated with the above – Approved June 2014.

105521/LO/2014/C1 – LISTED BUILDING CONSENT for external alterations associated with creation of new public open space (proposed by application ref no 105522) as a consequence of the lowering of the adjacent street level including the provision of new access steps to the retained Redfern Street entrance – Approved June 2014.

Consultations & Notification Responses

Publicity – A site notice and press notice were published, as well as neighbour notification letters dispatched. No representations were received.

Policy

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:
- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:
- Policy SP1 – Spatial Principles
- Policy EC1 – Employment and Economic Growth in Manchester
- Policy EC2 – Existing Employment Space
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus (City Centre and fringe)

- Policy CC2 – Retail
- Policy CC4 – Visitors – Tourism, Culture and Leisure
- Policy CC9 – Design and Heritage
- Policy CC10 – A Place for Everyone
- Policy EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage
- Policy DM1 – Development Management

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:
- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings
- Policy DC26 – Noise and Development

National Planning Policy Framework (NPPF)
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Other Legislative Requirements
Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Issues

Impact upon Heritage Asset

The application site is a Grade II listed former co-operative movement offices dating from 1936. The property is now occupied by the HM Prison and Probation Services and a Class E(a) café use at ground floor in its north-eastern corner fronting out onto Dantzic Street. Its other ground floor commercial unit facing out onto Sadler's Yard, that subject to this proposal, is unoccupied. The Redfern Building underwent significant works in the mid-2010s that saw the creation of Sadler's Yard and a new lower-ground floor for the property. Despite having undergone significant works, the aforementioned ground floor commercial unit remains unoccupied and in an uncompleted state, with exposed and damaged concrete being present throughout the unit. The proposed works are designed to create a more complete commercial unit shell to make it more attractive to a potential occupier.

Externally, the proposal would see the installation of a new door within an existing opening at lower ground, an external extraction flue to the property's lightwell and the installation of 2no air conditioning units to the property's roof. The proposal to install an external flue and air conditioning units, whilst often a notable intervention, would be limited to spaces that are screened from public view, this being the property's lightwell in the case of the flue, and its rooftop plant screen for the air conditioning units. Thus, said proposals would bear no impact on the wider

appearance of the listed building. Subject to a condition that would secure the final design, materiality and fixing detail of the proposed flue, these elements of the development are considered to have a neutral impact on the significance of the listed building.

The proposed insertion of a new doorway within the property's front elevation, is also considered to be a minor elevational alteration, with the doorway being in place of an existing opening. The design of the doorway would be the same as that of the existing modern doors inserted in the property's lower ground floor. Given that the window that is proposed to be replaced is of a modern construction, this part of the development is also considered to have a neutral impact on the significance of the listed building.

Internally, the proposal would see the installation of secondary glazing to provide improved acoustic attenuation to increase the attractiveness of the unit for a commercial occupier. The proposed indicative detail shows that the proposed frames will be slim in profile and have a negligible impact on external views of the property. On balance this part of development, subject to planning condition that will require exact final details to be submitted, will have a neutral impact on the listed building.

New partitions are proposed at both lower ground floor and ground floor to allow for the creation of WCs. Said partitions would be located at the edges of the floorplate so as not to disrupt the openness of the existing floorplate. It is considered that such interventions are necessary in order to modernise the unit and make it fit for commercial occupation. In light of this, it is considered this intervention would cause a very low level of less than substantial harm to the heritage asset.

As existing there is no access within the commercial unit between lower ground floor and ground floor, notwithstanding this there is an extant permission on site to allow for the insertion of a staircase to provide access between both floors. The current proposal would relocate the stairway to the opposite side of the mezzanine opening when compared to that already approved. It is considered that such an alteration is acceptable and would cause no greater impact on the asset than what has already been determined to be acceptable. Subject to a condition that will control the final design of the staircase and associated balustrade, it is considered such works would have a neutral impact on the listed building.

Whilst stair access between both floors has already been approved, level access between them has not. In order to rectify this issue a platform lift is proposed within a confined section of the lower ground floor. As part of any such works, an opening in the ground floor will be required to be undertaken. Whilst the loss of original material would incur some low level less than substantial harm, this would be outweighed by the benefit that would come about by providing level access between both floors. Subject to a condition that would control the lift's exact location and installation, this detail is considered to have a neutral impact on the listed building.

It has been recognised by the applicant that a key issue on site that needs to be resolved in order to ensure the unit is more attractive for commercial occupation is that of the property's plant room door access. As existing, said plant room is only accessible through the commercial unit, leading to interrupted access for any potential occupier. The proposed external door would provide another means of access to this space free of the internal door. The internal door, an original 1930s door, would be kept in situ but would be encapsulated with a new wall lining. Considering how no original material would be removed, subject to a condition over the exact details of the aforementioned encapsulation works, it is considered this element of the development would have a neutral impact on the significance of the listed building.

As part of the fit out for a commercial unit, M&E works are proposed within the space, however, their exact location is not yet known and will be determined by the tenant. In light of this, it is considered necessary to impose a planning condition in the event of an approval that will require

exact details of all M&E's location, finish and product specifications to be submitted to and approved in writing by the City Council as Local Planning Authority. Subject to such a condition, the works would have a neutral impact on the significance of the listed building.

As part of the development is has been recognised that extensive plaster repair works are required to be undertaken. Additionally, original glazed bricks that formed part of the property's lightwell will be made good. Subject to conditions that will require repair methodologies for such works to be submitted to the Local Planning Authority for approval, it is considered these works will have a minor beneficial impact on the significance of the listed building.

Heritage Assessment and Conclusion

In light of the site's unique circumstances and subject to appropriate planning condition, the proposal, on balance, is considered to have a low level of less than substantial harm on the significance of the listed building, however this harm would be outweighed by the public benefits of the proposal. The proposal would therefore meet the requirements as set out under Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990, and as such accord with policies JP-Strat1, JP-Strat2 and JP-P2, Core Strategy Policies SP1, EC1, EC2, EC3, CC1, CC2, CC4, CC9, CC10, EN1, EN3 and DM1, Saved Unitary Development Plan Policies DC18, DC19 and DC26, the National Planning Policy Framework, and the Planning (Listed Building and Conservation Areas) Act 1990. On this basis the application is recommended for approval.

Other Legislative Requirements
Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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) to be attached to decision for approval

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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

- 7266-SRA-XX-XX-DR-A-00800 Rev P01: Site Location Plan (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-00802 Rev P01: Site Plan Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-31826 Rev P01: North Elevation Proposed Secondary Glazing Locations (Received 12/06/2025)

- 7266-SRA-XX-XX-DR-A-31827 Rev P01: West Elevation Proposed Secondary Glazing Locations (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-20825 Rev P01: East Elevation Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-20826 Rev P01: North Elevation Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-20827 Rev P01: West Elevation Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-21836 Rev P01: Mayer Street North Elevation Making Good/Fabric Analysis Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-21837 Rev P01: Sadler's Yard West Elevation Making Good/Fabric Analysis Proposed (Received 12/06/2025)
- RED-ARP-ZZ-ZZ-DR-S-10001 Rev P03: Feature Stair Layouts and Sections
- RED-ARP-ZZ-ZZ-DR-S-10002 Rev P03: Feature Stair Sections
- RED-ARP-ZZ-ZZ-DR-S-10003 Rev P03: Feature Stair Details Sheet 1 of 2
- RED-ARP-ZZ-ZZ-DR-S-10004 Rev P03: Feature Stair Details Sheet 2 of 2
- RED-ARP-ZZ-ZZ-DR-S-10011 Rev P03: Platform Lift Envisioned Layouts & Section
- SK-XX-XXXX Rev P01: Mechanical Roof Plant Section View
- 7266-SRA-XX-00-DR-A-00812 Rev P02: Ground Floor Plan Existing
- 7266-SRA-XX-00-DR-A-01812 Rev P02: Ground Floor Plan Demolition
- 726-SRA-XX-RF-DR-A-01818 Rev P01: Roof Plan Demolition (Received 12/06/2025)
- 7266-SRA-XX-00-DR-A-01852 Rev P01: Ground Floor RCP Demolition
- 7266-SRA-XX-00-DR-A-20802 Rev P02: General Arrangement Ground Floor Plan Proposed
- 7266-SRA-XX-00-DR-A-22802 Rev P02: Internal Wall Types General Arrangement Ground Floor Proposed
- 7266-SRA-XX-00-DR-A-35812 Rev P02: Ceiling Types Ground Floor RCP Existing
- 7266-SRA-XX-00-DR-A-35822 Rev P02: Ceiling Types Ground Floor RCP Proposed
- 7266-SRA-XX-00-DR-A-42802 Rev P02: Internal Wall Finishes Ground Floor Plan Proposed
- 7266-SRA-XX-00-DR-A-43802 Rev P02: Floor Types Ground Floor Plan Proposed
- 7266-SRA-XX-00-DR-A-74802 Rev P02: Ground Floor WC and AWC Proposed
- 7266-SRA-XX-00-DR-A-79800 Rev P01: Ground Floor WC Corridor Wall Material Treatment
- 7266-SRA-XX-LG-DR-A-00811 Rev P02: Lower Ground Floor Plan Existing
- 7266-SRA-XX-LG-DR-A-01811 Rev P02: Lower Ground Floor Plan Demolition
- 7266-SRA-XX-LG-DR-A-20801 Rev P03: General Arrangement Lower Ground Floor Plan Proposed
- 7266-SRA-XX-LG-DR-A-22801 Rev P02: Internal Wall Types General Arrangement Lower Ground Floor Proposed
- 7266-SRA-XX-LG-DR-A-35811 Rev P02: Ceiling Types Lower Ground Floor RCP Existing
- 7266-SRA-XX-LG-DR-A-35821 Rev P02: Ceiling Types Lower Ground Floor RCP Proposed
- 7266-SRA-XX-LG-DR-A-35860 Rev P01: Ceiling Details Lower Ground Floor
- 7266-SRA-XX-LG-DR-A-42801 Rev P02: Internal Wall Finishes Lower Ground Floor Plan Proposed
- 7266-SRA-XX-LG-DR-A-43801 Rev P02: Floor Types Lower Ground Floor Plan Proposed
- 7266-SRA-XX-LG-DR-A-74801 Rev P02: Lower Ground Floor WC Proposed
- 7266-SRA-XX-RF-DR-A-00818 Rev P02: Roof Plan Existing
- 7266-SRA-XX-RF-DR-A-20808 Rev P02: General Arrangement Roof Plan Proposed
- 7266-SRA-XX-XX-DR-A-00835 Rev P02: Section AA and BB Existing
- 7266-SRA-XX-XX-DR-A-20835 Rev P02: Section AA and BB Proposed (Received 06/08/2025)
- 7266-SRA-XX-XX-DR-A-01826 Rev P01: North Elevation Demolition (Received 12/06/2025)

- 7266-SRA-XX-XX-DR-A-01827 Rev P02: West Elevation Demolition
- 7266-SRA-XX-XX-DR-A-20828 Rev P02: Lightwell Elevations Proposed
- 7266-SRA-XX-XX-DR-A-22851 Rev P02: Internal Wall Types Proposed
- 7266-SRA-XX-XX-DR-A-22860 Rev P02: Internal Wall Type Interface Details Proposed
- 7266-SRA-XX-XX-DR-A-22870 Rev P01: Internal Wall Repair Details Proposed
- 7266-SRA-XX-XX-DR-A-24825 Rev P02: Retail Unit Accommodation Stair Proposed Elevation (1 of 2)
- 7266-SRA-XX-XX-DR-A-24826 Rev P02: Retail Unit Accommodation Stair Proposed Elevation (2 of 2)
- 7266-SRA-XX-XX-DR-A-24827 Rev P02: Retail Unit Accommodation Stair Proposed Balustrading
- 7266-SRA-XX-XX-DR-A-24850 Rev P02: Retail Unit Accommodation Stair Indicative Details
- 7266-SRA-XX-XX-DR-A-24851 Rev P02: Retail Unit Accommodation Stair Indicative Modular Balustrade Options
- 7266-SRA-XX-XX-DR-A-32800 Rev P02: Sadler's Yard Window to Door Plan, Section and Elevation
- 7266-SRA-XX-XX-DR-A-32801 Rev P02: Plant Room To Retail Unit Door Plan and Elevations
- 7266-SRA-XX-XX-DR-A-31850 Rev P02: Secondary Glazing Indicative Detail (Received 06/08/2025)
- 7266-SRA-XX-XX-DR-A-31852 Rev P01: Secondary Glazing Indicative Detail Curved Window Unit (Received 06/08/2025)
- SOW Document Rev 2 (Prepared by Overbury; Dated 04/08/2025; Received 06/08/2025)
- Design & Access Statement (Prepared by Sheppard Robson; Dated & Received 06/08/2025)
- Heritage Statement (Prepared by ID Planning; Dated June 2025; Received 12/06/2025)
- Redfern - Scope of Works Document (Dated 02/05/2024; Received 12/06/2025)
- Noise Impact Assessment (Prepared by ARUP; Dated 30/05/2025; Received 12/06/2025)
- Redfern Whitebox - Ventilation Strategy File Note (Prepared by ARUP; Dated 29/05/2025; Received 12/06/2025)
- Proposed Whiteboxing Works (Prepared by Lyons Thompson Letts; Dated & Received 23/06/2025)

All stamped as received by the City Council as Local Planning Authority on 01/08/2025, 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 any works in relation to the installation of the secondary glazing measures hereby approved, exact details of their material finish (Including material samples where relevant), method of mechanical fixing and any necessary supports, and installation methodology, shall be submitted to and approved in writing by the City Council as Local Planning Authority. In instances where any one window has unique constraints/limitations which may make the installation of the approved secondary glazing measures difficult and/or infeasible, for example shallow windowsill depth, bespoke plans for that window shall be required to be submitted.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy

DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the commencement of any works in relation to the property's internal plant room access door, final details that shall include detailed sections and a methodology for its enclosure/encapsulation 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Notwithstanding the approval of drawing nos.7266-SRA-XX-00-DR-A-20802 Rev P02 & RED-ARP-ZZ-ZZ-DR-S-10011 Rev P03, prior to the commencement of any works in relation to the platform lift hereby approved, exact details of its location, design and material finish, as well as a demolition and installation methodology, that shall include details of mechanical fixing, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Prior to the commencement of any works in relation to the original glazed brick located at ground floor, a methodology for their protection during the carrying out of the development, as well as their restoration, shall be submitted to and approved in writing by the City Council as Local Planning Authority. In the event any brick requires replacement, material samples of the replacement brick shall also be submitted as part of the proposals.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) Notwithstanding the approval of drawing nos. 7266-SRA-XX-XX-DR-A-20828 Rev P02 (Received 01/08/2025), prior to the commencement of any works in relation to the extract flue hereby approved, exact details regarding the flue's design, material finish and fixing detail 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

8) Prior to the commencement of any works in relation to the finishes of original walls hereby approved, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a. A detailed wall finishes schedule that shall also note how all proposed finishes are compatible with historic fabric.
b. A repair methodology and finishes schedule for the property's original walls and columns.

The development shall then proceed in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

9) Prior to the commencement of any works in relation to the internal staircase and balustrade hereby approved, final details on their design and material finish, including material samples where applicable, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

10) Prior to the commencement of any M&E installation works, a detailed scheme for such works that shall include scaled floor plans, ceiling plans, internal elevations, finishes plan and product specifications, 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 - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Third Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Ground Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
CIS Building, Miller Street, Manchester, M60 0AL
Old Bank Building, Hanover Street, Manchester, M4 4AH
Second Floor, Holyoake House, Hanover Street, Manchester, M60 0AS
Basement, Holyoake House, Hanover Street, Manchester, M60 0AS
Fifth Floor, New Century House, Corporation Street, Manchester, M60 4ES
Sadlers Cat, 40 Hanover Street, Manchester, M4 4AH
Holyoake House, Hanover Street, Manchester, M4 4AH
New Century House, Corporation Street, Manchester, M4 4GY

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - City Centre PD Restriction - Class B1(c) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL