



Planning

Ellie Knowles

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Mr John-Luke Smith
Manchester City Council
Town Hall Extension
Level 8
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Manchester
M2 5HD

Date: 30/07/2025

Dear Sir/Madam,

Pre-Commencement Conditions

Application number: 143226/LO/2025

Rhodes Memorial Clock Tower, Wilmslow Road, Manchester, M20 2DN

In accordance with s100ZA of the Town & Country Planning Act 1990 (as amended), this letter gives notice of the requirement to place pre-commencement condition(s) on any permission arising from the above application.

The required condition(s), and the reason(s) for them are as follows:

3) Prior to the commencement of works, a trial sample of Doff cleaning of the stonework shall be carried out on site, made available to view for inspection and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the commencement of works, indent stone samples shall be made available for inspection and approved in writing by the LPA prior to the relevant part of the work commencing. The approved details shall be carried in accordance with the approved details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Prior to the commencement of works, mortar sample and specification shall be submitted and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

6) Prior to the installation of the replacement memorial door, the paint colour and finish for the replacement door shall be submitted and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Please confirm your agreement to the above conditions within 10 working days. If we do not hear from you within this period, we will impose the conditions on any permission. Please note that this information is provided without prejudice to any final decision in relation to this application.

If you would like any further information about this letter, please contact Ellie Knowles using the above details. Please quote the above reference number on any further correspondence.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Julie Roscoe', with a stylized, cursive script.

Julie Roscoe
Director of Planning, Building Control & Licensing