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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Applicant

Transport for Greater Manchester
2 Picadilly Place
Manchester
M1 3BG

Agent (if used)

Mr Ryan Watt
Turley
Level 5 Transmission
6 Atherton Street
Manchester
M3 3GS

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for external alterations to the eastern and western elevations to provide new access doors, along with internal modifications to facilitate the installation of EV charging infrastructure

Location: Bus Depot, Queens Road, Manchester, M8 8UT

Date of application: 20 January 2025

Application number: 141935/LO/2025

Part 2 – Particulars of decision

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

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) attached to this decision

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 documents labelled:

- WPS16105-MGA-100 REV 02: General Arrangement Drawing (Prepared by Wilson Power Solutions Ltd, Dated 01/08/2024)
- Zerova Electric Charger Specification
- Powell Type 439 Feeder Pillar Specification

All stamped as received by the City Council as Local Planning Authority on 20 January 2025

- BFDEFP-QU THP BU0 ZZZ DR AR 0206 REV P05: Proposed GA Elevations (Prepared by The Harris Partnership, Dated Jan 2025)
- BFDEFP-QU THP BU0 GRF DR AR 0208 REV P03: Proposed Demolition Plan (Prepared by The Harris Partnership, Dated Dec 2024)
- Heritage Statement (Prepared by Turley, Dated January 2025)

All stamped as received by the City Council as Local Planning Authority on 23 January 2025

- BFDEFP QU THP BU0 PR0 DR A 7701 REV P04: Proposed Substation 1 Detail SH1 (Prepared by The Harris Partnership, Dated Jan 25)
- BFDEFP QU THP BUO PRO DR A 7702 REV P01: Proposed Substation 2 & 3 Detail SH2 (Prepared by The Harris Partnership, Dated March 2025)
- BFDEFP-QU THP BUO ZZZ DR AR 0207 REV P07: Detailed Elevations (Prepared by The Harris Partnership, Dated Feb 2025)
- BFDEFP QU THP BUO GRF DR AR 0211 REV P01: Section Thru O/H Gantry Area (Prepared by The Harris Partnership, Dated March 2025)
- BFDEFP QU THP BUO ST0 DR AR 0214 REV P01: Proposed New F.E door details SH2 (Prepared by The Harris Partnership, Dated March 2025)
- BFDEFP QU THP BUO ZZZ DR AR 0215 REV P01: Detailed Plan Callout 01 (Prepared by The Harris Partnership, Dated March 2025)
- BFDEFP QU THP BUO ZZZ DR AR 0216 REV P01: Proposed Charging Aisle (Prepared by The Harris Partnership, Dated March 25)
- BFDEFP-QU THP BUO GRF DR AR 0217 REV P01: Section Thru Bus Parking Area E-W (Prepared by The Harris Partnership, Dated March 2025)

All stamped as received by the City Council as Local Planning Authority on 25 March 2025

- BFDEFP-QU-TAC-XXX-XXX-DR-EE-8004 P04: Proposed North & West Elevations Electrical Services Layout (Prepared by TACE, Dated 17/04/2025)
- Historic Timeline (Prepared by Woolgar Hunter Engineers)

All stamped as received by the City Council as Local Planning Authority on 1 May 2025

- BFDEFP QU THP BUO GRF DR AR 0212 REV P02: Section Thru Bus Parking Area (Prepared by The Harris Partnership, Dated March 2025)
- BFDEFP-Q U THP BUO ST0 D R AR 0213 PEV P02: Proposed New F.E door details SH1(Prepared by The Harris Partnership, Dated March 2025)

All stamped as received by the City Council as Local Planning Authority on 18 June 2025

- BFDEFP-QU THP BU0 GRF DR AR 0204 REV P05: Proposed Site Plan (Prepared by The Harris Partnership, Dated 18/06/2025)

All stamped as received by the City Council as Local Planning Authority on 19 June 2025

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Notwithstanding the submitted drawings and documents, prior to the installation of internal electrical services, full and final details of the proposed locations, cable tray/trunking design, cabling, and associated fixings, brackets, containment, and exact method of attachment to historic fabric shall be submitted for approval in writing by the City Council, as Local Planning Authority. For the avoidance of doubt this shall include proposed size, material and finishes.

The development shall thereafter be carried out 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 (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) The materials to be used on the external surfaces of callout 1 (recessed entranceway) and callout 2 (retaining wall) hereby permitted shall match those of the existing building in type, size, colour and texture. For the avoidance of doubt this includes brickwork and mortar.

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 (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

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.

The applicant is advised that all new connections to historic fabric should be undertaken sympathetically, namely approved substations and staircases.

Date: 27 June 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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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/planning-inspectorate. 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.