MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

Paxman-Hughes
Pandox Wonderwall Propco Limited
35 Great St Helens
London
EC3A 6AP

Agent (if used)

Andrew Burns
Atelier MB
Suite 2A Amazon House
Brazil Street
Manchester
M1 3PW

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 3 (Method Statement), 4 a) ii), iii), iv) and v) (Materials to be Approved) and 5 (Terracotta) attached to listed building consent 140016/LO/2024

Location: Midland Hotel, Peter Street, Manchester, M60 2DS

Date of application: 22 May 2025

Application number: CDN/25/0476

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 3 - Method statement
Condition 3 can hereby be considered to be approved provided that the works are implemented fully and only in accordance with the following documents:

- The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025
- The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025

Conditon 4 - Materials to be Approved
Please see the current status of the sections of Condition 4 as follows:

Part a):

Part ii) of Part a) can hereby be considered to be discharged provided that the new stone used in the repairs to both the entrance surround and the steps is Shap from Fyfe Glynrock and Peterhead from Fyfe Glynrock as confirmed in the Sample Sign Off Sheets prepared by ATELIER MB and viewed on site and provided that the use of mortar complies with the Flexcrete Monolite Class R2 Lightweight Repair Mortar

specification sheets, the Mortar Analysis Report prepared by M Womersley and the 3x Mortar sample sign off sheets prepared by ATELIER MB all received by the City Council as local planning authority on 23 May 2025

Part iii) of Part a) can hereby be considered to be discharged provided that the repair of terracotta and the existing fibreglass replica terracotta is carried out fully and only in accordance with the following:

- The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025
- The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025
- The colour and finishes sample viewed on site on 14 July 2025.

Part iv) of Part a) is hereby discharged on the basis that the lanterns have been repaired on a 'like for like' basis and have not been replaced.

Part v) of Part a) can hereby be considered to be discharged provided that the inset contrasting strip to be applied to the stairs consist of black carborundum as detailed within the carborundum tread inserts product detail sheets and the Supplementary Planning Report prepared by ATELIER MB Rev B both received by the City Council as local planning authority on 9 Jul 2025

Part a) part i) and all parts of Part b) of Condition 4 were previously discharged as part of CDN/25/0073 in February 2025. Condition 4 is therefore hereby fully discharged.

Condition 5 - Terracotta
Condition 5 can hereby be considered to be discharged provided that the repair of terracotta and the existing fibreglass replica terracotta is carried out fully and only in accordance with the following:

- The document entitled 'Terracotta Repairs to Mount Street Entrance' received by the City Council as local planning authority on 23 May 2025
- The Supplementary Planning Report prepared by ATELIER MB Rev B received by the City Council as local planning authority on 9 Jul 2025
- The colour and finishes sample viewed on site on 14 July 2025.

Date: 15 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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 of 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 his 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.