

## **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](mailto:planning@manchester.gov.uk)

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

### **Listed Building Consent**

#### **Applicant**

Paul Tunstall o.b.o  
Trust Inns  
Blenheim House  
Foxhole Road  
Chorley  
PR7 1NY

#### **Agent (if used)**

Mr Paul Tunstall  
JWPC Ltd  
Unit 1B Waterview  
White Cross  
Lancaster  
LA1 4XS

### **Part 1 – Particulars of the application/development**

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**Proposal:** Listed Building Consent for external and internal refurbishment works, together with the installation of signage.

**Location:** 97 Piccadilly, Manchester, M1 2DB

**Date of application:** 31 January 2025

**Application number:** 142038/LO/2025

### **Part 2 – Particulars of decision**

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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**

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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.

### **Condition(s) attached to this decision**

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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 approved drawings and documents:

-Drawing - Proposed 22108-102 CEILING INVESTIGATION

-Drawing - Proposed 22108-401 M & E PLAN

- Drawing - Proposed 22108-403 WALL FINISHES PLAN
- Drawing - Proposed 22108-404 CEILING PLAN
- Drawing - Proposed 22108-406 JOINERY DETAILS 1 OF 2
- Drawing - Proposed 22108-407 JOINERY DETAILS 2 OF 2
- Drawing - Proposed 22108-408 FIREPLACE AND DISPLAY DETAILS
- Drawing - Proposed 22108-409 BAR DETAILS
- Drawing - Proposed 22108-410 BAR SECTIONS
- Drawing - Proposed 22108-412 GENTS WC DETAILS
- Drawing - Proposed 22108-413 LADIES WC DETAILS
- Drawing - Existing & Proposed 22108-302 A ELEVATIONS WITH DILAPS
- Drawing - Existing & Proposed 22108-701 A GF WINDOW AND DOOR SCHEDULE
- Drawing - Existing & Proposed 22108-702 A FF WINDOW SCHEDULE
- Drawing - Existing & Proposed 22108-703 SF WINDOW SCHEDULE

All received by the City Council, as Local Planning Authority, on 31/01/2025

-Drawing - Proposed 22108-303 REV C ELEVATIONS WITH DILAPS received by the City Council, as Local Planning Authority, on 28/03/2025

- Drawing - Proposed 22108-103 REV A REMOVALS PLAN
- Drawing - Proposed 2025 22108-201 REV C GF AND BASEMENT PLAN
- Drawing - Proposed 22108-411 REV A DOOR DETAILS

All received by the City Council, as Local Planning Authority, on 26/03/2025

- Drawing - Proposed 211 A REV C SIGNAGE
- Drawing - Proposed 211 B REV C SIGNAGE
- Drawing - Proposed 211 I REV C ELEVATIONS
- Drawing - Proposed 211 M REV C SIGNAGE
- Drawing - Proposed 211 N REV C SIGNAGE
- Drawing - Proposed 211 O REV C SIGNAGE
- Supporting Information 211 G REV C METHOD OF FIXING DRAWING

All received by the City Council, as Local Planning Authority, on 28/03/2025

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 hereby approved a scheme, including a detailed methodology and specification, for any scaffolding and support structures required in order to carry out the approved works shall be submitted to and approved in writing by the City Council as local planning authority.

The scheme shall explore options considered in order to minimise any potential harm to the asset, and include details of any means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following the removal of the scaffold. Any associated scaffold shall be implemented and subsequently removed in accordance with the approved scheme.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of

Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

4) a) Excluding asbestos removal works, prior to the commencement of any works to the joists and floorboards associated with the ground floor flooring/ basement ceiling, a structural survey shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a survey of all flooring and its underlying structure. The approved details shall be implemented as part of the development.

b) Prior to the commencement of any works to the joists and floorboards associated with the ground floor flooring/ basement ceiling, a scheme to repair or replace any unviable elements shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, scaled drawings and cross sections (1:5 scale), joinery details, fixings and fittings, specifications of materials and measures to protect historic fabric in situ. The approved details shall be implemented as part of the development.

5) Prior to the commencement of any works to the floors and underlying structure, physical samples of any materials to be used in the repair and/or replacement of flooring approved under condition 4 shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

6) a) Notwithstanding the approved drawings (Drawing - Existing & Proposed 22108-701 A GF WINDOW AND DOOR SCHEDULE; Drawing - Existing & Proposed 22108-702 A FF WINDOW SCHEDULE; Drawing - Existing & Proposed 22108-703 SF WINDOW SCHEDULE received by the City Council, as Local Planning Authority, on 31/01/2025), prior to the commencement of any works to the windows, a survey of the windows shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the identification of any windows to be replaced.

b) Prior to the commencement of any works to the windows, a scheme to repair or replace the windows shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, scaled drawings and cross sections (1:5 scale), joinery details, fixings and fittings, specifications of materials and measures to protect historic fabric in situ. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies SP1, CC9, EN3 and DM1 of the Adopted Core Strategy for the City of Manchester and saved policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester.

7) Prior to the commencement of any repairs to the external render, full and final details shall be submitted to and approved in writing by the City Council as LPA. This shall include analysis of the existing render and product specifications of the products to be used for repairs. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

8) Notwithstanding the drawings approved under Condition 2, prior to the installation of any MEP services to the listed building, full and final specifications and details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) shall be submitted for approval in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to first occupation of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

9) Prior to the commencement of any repair work to the exposed chimney breasts, full and final details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include the provision of a method statement, product specifications and an in situ repair sample as appropriate. The approved details shall be implemented in full as part of the development.

Reason - The proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy.

## **Informatives**

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### **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](http://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.

Date: 28 March 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.