

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

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

Listed Building Consent

Applicant

ID Manchester Ltd and University of
Manchester
C/o Agent

Agent (if used)

John Cooper
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Listed building consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the wall within new office building (C2 Building), as part of mixed-use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis- drinking establishment).

Location: Sister Plot C, Former Umist Campus, Altrincham Street, Manchester, M1 7JA

Date of application: 23 May 2025

Application number: 143025/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

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 following drawings and documents:

Drawings

SISC0-AAM-ZZ-ZZ-DR-AR-07610 P01 , SISC0-AAM-ZZ-ZZ-DR-AR-07611 P01, SISC0-AAM-ZZ-ZZ-DR-AR-07612 P01 and SISC0-AAM-ZZ-ZZ-DR-AR-07613 P01 received by the City Council, as Local Planning Authority, on the 23 May 2025.

Design and Access Statement, Planning Statement and Heritage Statement received by the City Council, as Local Planning Authority, on the 23 May 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 alteration of the wall, a detailed method statement and specification for the alteration to the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for the alteration (including use of appropriate equipment), extent of fabric removal, stabilisation of foundations, details of how to avoid damaged to the historic fabric and details, including materials, how the historic fabric will be made good.

The removal must be carried out in accordance with this method statement and specification. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the alterations are done so in a manner which minimises the impact on the fabric of the Listed structure pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/PPG.

4) Prior to the alteration of the wall, a detailed method statement and specification for the cleaning, repair and maintenance of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the of cleaning (including use of appropriate equipment), details of methods and materials for any repairs and how the historic fabric will be made good.

The cleaning, repair and maintenance must be carried out in accordance with this method statement and specification. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the cleaning, repair and maintenance removal is done so in a manner which does not harm the fabric of the Listed structure pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/PPG.

5) Prior to the alteration of the wall, a detailed method statement and specification to prevent deterioration and damage to the listed structure as a result of being able to walk over the structure, shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods for the ongoing maintenance of the structure and review periods to ensure ongoing repair.

The method statement to prevent deterioration shall be implemented in accordance with this method statement and specification and ongoing repairs shall be carried out in the

timescales specified (or at such a point requested by the City Council, as Local Planning Authority).

Reason - To ensure that the listed structure does not deteriorate further by being able to walk over it pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/PPG.

6) Notwithstanding drawing SISC0-AAM-ZZ-ZZ-DR-AR-07611 P01 received by the City Council, as Local Planning Authority, on the 23 May 2025, a detailed method statement, specification and location plan for the alteration to the southern section of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include methods for removal (including use of appropriate equipment), extent of fabric removal, creation of new foundations and use of materials.

The removal must be carried out in accordance with this method statement and specification. Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the alterations are done so in a manner which does not harm the fabric of the Listed structure pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/PPG.

7) Prior to the installation of any new hard and soft landscaping around the listed wall, a detailed method statement and specification of detailing how the hard and soft landscaping would be installed around the wall shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this should include any alteration to the historic fabric, materials to be used, finishes and methods to avoid damage to the structure.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first use of the development.

Reason - To ensure that a satisfactory interventions into the Listed Building and where new material abuts to Listed fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/PPG.

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: <https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering>

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: 13 March 2026

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.