

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

Partial approval of details reserved by condition

Applicant

Capital & Centric (Adored) Ltd
C/o Agent

Agent (if used)

Mr Alex Welby
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Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6b(i) (Ground Contamination) (partial discharge of condition 6), 10 (Materials New Build), 11 (Materials Mills), 12 (Landscape), 13 (SuDs), 16 (Primary Entrance Details), 17 (Vehicular Entrance Detail), 18 (Windows), 20 (Lightwell Details), 21 (Pontoon Details), 22 (Infill Details) and 33 (Pavements) pursuant to planning permission 139434/JO/2024.

Location: Talbot Mill , Ellesmere Street, Manchester, M15 4JY

Date of application: 28 November 2025

Application number: CDN/25/1136

Part 2 – Particulars of decision (a)

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

Condition 6b(i) - Ground Contamination

The first paragraph b) of condition 6 is discharged on the basis that the development is carried out in accordance with the following submitted information:

Geo-Environmental Site Assessment with appendices dated March 2019 by RSK;
Letter from Capital & Centric dated 6 January 2025; and
Letter from CR Construction (Uk) Company Limited dated 21 October 2024.

A watching brief shall be maintained at the site as recommended in the above report, the results of which shall be submitted to the Local Planning Authority along with the Completion/Verification Report required by the second paragraph b) of condition 6.

Condition 21 - Pontoon Details

Condition 21 is discharged on the basis that there are no pontoons now proposed as part of the permanent design or works.

Part 2 – Particulars of decision (b)

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

Condition 10 - Materials New Build

The following information has been submitted to and considered by the Local Planning Authority:

Covering letter by Deloitte dated 20 October 2025; and
Condition Discharge Material Samples document RevC dated 12/09/2025 by CR(UK).

The covering letter refers to natural anodised aluminium for the cladding and oriels, however no details or samples of this have been submitted and the Condition Discharge Material Samples document RevC still refers to PPC aluminium, which is not considered to be acceptable.

Jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management do not appear to have been submitted and are required by this condition. Any fixings should be hidden internally behind the cladding (drawing number TM-MBA-NB-XX-DR-A-21-555 Revision C03 'New Build - External Wall Section 6' appears to show external fixings within the recess between panels, although this is not fully annotated so not clear).

Physical samples of materials will need to be agreed in principle with final agreement being subject to the materials being presented within a mock up panel, in order for jointing, fixing etc to be fully assessed.

Given the above, Condition 10 is not discharged at this time.

Condition 11 Materials Mill Buildings

The following information has been submitted to and considered by the Local Planning Authority:

Covering letter by Deloitte dated 20 October 2025; and
Condition Discharge Material Samples document RevC dated 12/09/2025 by CR(UK).

The covering letter refers to natural anodised aluminium for the cladding and oriels, however no details or samples of this have been submitted and the Condition Discharge Material Samples document RevC still refers to PPC aluminium, which is not considered to be acceptable.

Jointing and fixing details, details of the drips to be used to prevent staining and a strategy for quality control management do not appear to have been submitted and are required by this condition. Any fixings should be hidden.

Physical samples of materials will need to be agreed in principle with final agreement being subject to the materials being presented within a mock up panel for the roof top extension, in order for jointing, fixing etc to be fully assessed.

A sample panel of brick repairs will also need to be agreed.

Given the above, Condition 11 is not discharged at this time.

Condition 12 - Landscape

The following information has been submitted to and considered by the Local Planning Authority:

- a. Drawing numbers 2237-EXA-ZZ-ZZ-DR-L-00600 Rev T03 Hard Landscape Details and 2237-EXA-ZZ-ZZ-DR-L-00100 Rev T02 General Arrangement Plan;
- b. Drawing number 2237-EXA-ZZ-ZZ-DR-L-00601 Rev T03 Kerb and Edging Details;
- c. Drawing number 2237-EXA-ZZ-ZZ-DR-L-00200 Rev T02 Planting Plan and 2237-EXA-ZZ-ZZ-DR-L-00201 Rev T02 Planting Schedule;
- d. Drawing number TM-MBA-MXZZ0DR-A-00-021 Rev 01 Proposed Site Plan;
- e. Drawing numbers 2237-EXA-ZZZZ-DR-L-00602 Rev T03, 2237-EXA-ZZ-ZZ-DR-L-00603 Rev T03, 2237-EXA-ZZ-ZZ-DR-L-00604 Rev T02, 2237-EXA-ZZ-ZZ-DR-L-00605 Rev T02 and 2237-EXA-ZZ-ZZ-DR-L-00606 Rev T02 Furniture Details and Trough Planter Details;
- f. Drawing numbers 2237-EXA-ZZ-ZZ-DR-L-00300 Levels and Drainage Plan and 2237-EXA-ZZ-ZZ-DR-L-00500 Rev T02 Podium Sections;
- g. Drawing numbers 2237-EXA-ZZ-ZZ-DR-L-00200 Planting Plan and 2237-EXA-ZZ-ZZ-DR-L-00201 Planting Schedule and 2237-EXA-ZZ-ZZ-DR-L-00500 Podium Sections.

Comments for each part of the condition are as follows:

a. The hard landscape details for within the site, ie internal courtyard and access points into this from the building line, shown in drawing numbers 2237-EXA-ZZ-ZZ-DR-L-00600 Rev T03 Hard Landscape Details, 2237-EXA-ZZ-ZZ-DR-L-00100 Rev T02 General Arrangement Plan and 2237-EXA-ZZ-ZZ-DR-L-00601 Rev T03 Kerb and Edging Details are considered to be generally acceptable. However, please provide further specification, including colour, and a sample of the concrete paving proposed along the line of the new building adjacent to Worsley Street and a cross section to show its relationship to the building and Worsley Street.

b. This part of the condition is aimed at materials for the re-laying of the footpaths adjacent to the site, ie the pavements on Ellesmere Street and Worsley Street. These details have not been provided. It is expected that the pavements adjacent to the site shall be re-surfaced to match the specification already in place on the rest of those streets (ie a central strip of paviors with tarmac either side).

c. The soft landscape details for the site shown in drawing numbers drawing numbers 2237-EXA-ZZ-ZZ-DR-L-00200 Rev T02 Planting Plan and 2237-EXA-ZZ-ZZ-DR-L-00201 Rev T02 Planting Schedule are considered to be acceptable.

d. This part of the condition requires details of bat and bird boxes. Further details of the proposed bird boxes should be provided including elevations to show the positions of the bird boxes on the buildings and manufacturer's specification of bird boxes including measurements (NB the boxes and any fixings should match the colour of the elevation on which they are to be fixed). No details of bat boxes have been provided. Bat and bird bricks/boxes should also be considered for the new building.

e. The details shown in drawing numbers 2237-EXA-ZZZZ-DR-L-00602 Rev T03, 2237-EXA-ZZ-ZZ-DR-L-00603 Rev T03, 2237-EXA-ZZ-ZZ-DR-L-00604 Rev T02, 2237-EXA-

ZZ-ZZ-DR-L-00605 Rev T02 and 2237-EXA-ZZ-ZZDR-L-00606 Rev T02 are generally acceptable. However, some seating for people with disabilities should be provided, eg seating with back support and arm rests on both sides of the seat and the seat level at 475-500mm from the ground.

f. The details of the steps and handrails shown in drawing numbers 2237-EXA-ZZ-ZZ-DR-L-00100 Rev T02 General Arrangement Plan, 2237-EXA-ZZ-ZZ-DR-L-00604 Rev T02 External Steps Detail and 2237-EXA-ZZ-ZZ-DR-L-00500 Rev T02 Podium Sections are considered to be generally acceptable. However, details should be provided to show the profile and colour finish of the canalside railings, eg whether they have a round or square profile.

g. Drawing numbers 2237-EXA-ZZ-ZZDR-L-00200 Rev T02 Planting Plan and 2237-EXA-ZZ-ZZ-DR-L-00201 Rev T02 Planting Schedule and 2237-EXA-ZZ-ZZ-DR-L-00500 Podium Sections appear to be generally acceptable, however, this part of the condition requires details of on-going maintenance, which do not appear to have been submitted.

Given the above comments, Condition 12 is not discharged at this time.

Condition 13 - SuDS

The following information has been submitted to and considered by the Local Planning Authority:

2237-EXA-ZZ-ZZ-DR-L-00300 Rev T03 Levels and Drainage Plan;
10531-WML-ZZ-XXDR-C-9001 CO8 Proposed Drainage Layout;
10531-WML-ZZ-XX-DR-C9002 CO3 Typical Drainage Details;
United Utilities letter dated 02/02/2025;
Surface Water Drainage Calculations Document No. 10531-WML-ZZ-XX-CA-C-9001 Rev PO1 dated September 2024 by WML Consulting; and
Applicants response to comments from Manchester City Council Lead Local Flood Authority received by the Local Planning Authority on 28 November 2025.

Condition 13 requires the following additional information:

- a. A finalised drainage layout showing all components, outfalls, levels and connectivity;
- b. An existing and proposed impermeable areas drawing to accompany all discharge rate calculations;
- c. Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;
- d. Construction details of flow control and SuDS elements.

The submitted information is sufficient to meet points a, c and d, however, point b has not been satisfied as an existing and proposed impermeable areas drawing to accompany all discharge rate calculations is required and has not been submitted.

Given the above, Condition 13 is not discharged at this time.

Condition 16 - Primary Entrance Details

The following information has been submitted to and considered by the Local Planning Authority:

TM-MBA-MX-XX-DR-A-00-200 Rev C05 Mill 1 & 2 Proposed Elevations South Elevation;
TM-MBA-M1-XX-DR-A-26-401 Rev C02 Mill 01&02 Bridge Link Sections;
TM-MBA-M1-XX-DR-A-26-403 Rev C02 Mill 01_02 Bridge Link Portals;
2237-EXA-ZZ-ZZ-DR-L-00607 Zone Beneath Access Bridge Details;
2237-EXA-ZZ-ZZ-DR-L-00608 Zone Beneath Access Bridge Details 2 (1);
10531-WML-MX-00-DR-S-4100 Rev T03 Access Bridge General Arrangement and Details; and;
TM-MBA-M1-XX-DR-A-26-400 Rev C02 Mill 01&02 Bridge Link Plans.

On drawing number TM-MBA-MX-XX-DR-A-00-200 Rev C05 Mill 1 & 2 Proposed Elevations South Elevation the UC Portal does not appear to be shown and the drawing indicates the infilling of the opening up to the ramp with brickwork. This appears to conflict with drawing number TM-MBA-M1-XX-DR-A-26-400 Rev C02 Mill 01&02 Bridge Link Plans, which appears to show a glass screen rather than infill brickwork. This should be clarified with consistent drawings.

The UC Portal should be painted in a colour to match other painted metalwork on the building, eg RAL 7021, and details of this should be submitted. Likewise, the colour of the painted Plate Balustrade on the ramp should be specified and should match other painted metal items, eg RAL 7021.

Clarification is sought regarding the location of the Balustrade. If this is to be located on the adopted highway a discussion will be required with the MCC Statutory Approvals Team. Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense. The following link provides access:
https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

It should be ensured that the appropriate maintenance agreements are in place. MCC Highways are not responsible for maintaining any of the proposed apparatus at the site.

It should be ensured that all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant, as referenced within Design for Access 2 documents. Details to show demonstrate this are required.

Given the above, Condition 16 is not discharged at this time.

Condition 17 - Vehicular Entrance Detail

The following information has been submitted to and considered by the Local Planning Authority:

TM-MBA-MX-XX-DR-A-00-200 Rev C05 Mill 1 & 2 Proposed Elevations South Elevation;

Whilst the covering letter states that the original cast iron arch will be cleaned and painted in RAL 7021 and the original wrought iron gates are to be refurbished, re-used, and also painted in RAL 7021, drawing TM-MBA-MX-XX-DR-A-00-200 Rev C05 Mill 1 & 2 Proposed Elevations South Elevation show those features as being painted RAL 1003 Signal Yellow. This Signal Yellow colour is considered to be unacceptable and the drawing should be amended to indicate RAL 7021.

Anything to be located on the adopted highway will require a discussion with the MCC Statutory Approvals Team. Any modifications / improvements to the public highway or footpath will require agreement with MCC's Highways Applications and Network Resilience teams. This will be funded at the applicant's expense. The following link provides access:

https://www.manchester.gov.uk/directory_record/287709/permission_to_work_on_the_highways_-_section_278_agreements/category/355/highways_and_pavements

It should be ensured that the appropriate maintenance agreements are in place. MCC Highways are not responsible for maintaining any of the proposed apparatus at the site.

It should be ensured that all aspects of the ramp including the gradient, resting/ landing platform and handrailing is DDA compliant, as referenced within Design for Access 2 documents. Details to show demonstrate this are required.

Given the above, Condition 17 is not discharged at this time.

Condition 18 - Windows

The following information has been submitted to and considered by the Local Planning Authority:

TM-MBA-MX-XX-DR-A-00-200 Rev C05 Mill 1 & 2 Proposed Elevations South Elevation;

TM-MBA-CP-XX-DR-A-31-250 Rev T01 Window Type 54; and
NBS Specification L10 Windows/Rooflights/Screens/Louvres.

The above drawings and document do not show all the window types for the mill buildings and the Timekeeper's Lodge. The windows to these buildings were approved under condition 11 in discharge of condition application CDN/24/1120. The same details should be submitted in order to discharge condition 18.

Given the above, Condition 18 is not discharged at this time.

Condition 20 - Lightwell Details

The following information has been submitted to and considered by the Local Planning Authority:

TM-MBAMX-00-DR-A-26-450 Rev T01 Mill 1 & Mill 2 Ellesmere Street Balustrade; and
TM-MBA-MX-XX-DR-A-00-200 Rev C05 Mill 1 & Mill 2 Proposed Elevations South Elevation.

It is not clear whether the existing metal grating over the lightwells is to be retained or removed. A plan showing this should be submitted.

Further details of the proposed railings are required to show their profile, eg whether they have a round or square profile.

Given the above, Condition 20 is not discharged at this time.

Condition 22 - Infill Details

The following information has been submitted to and considered by the Local Planning Authority:

TM-MBA-MX-CY-DR-A-23-653 Rev C06 New Build Slab Edge Detail - East GL B;
TM-MBA-NB-XX-DR-A-21-555 Rev C03 New Build - External Wall Section 6; and
TMMBA-NB-XX-DR-A-21-708 Rev C02 New Build Gable Wall Section Detail.

The above information is insufficient to discharge condition 22. Clear layout plans, elevations and cross sections are required to show any infill panel/treatment between the new building and the adjacent building (Burton Place). The drawings should show the position of the panel/treatment in relation to the two buildings and Worsley Street, its design and appearance (a sample of any panel will need to be agreed under condition 11), and the proposed hard landscape materials to the gap between the two buildings.

Given the above Condition 22 is not discharged at this time.

Condition 33 - Pavement Re-instatement

This condition is aimed at materials for the re-laying of the footpaths adjacent to the site, ie the pavements on Ellesmere Street and Worsley Street. These details have not been provided. It is expected that the pavements adjacent to the site shall be re-surfaced to match the specification already in place on the rest of those streets (ie a central strip of paviors with tarmac either side).

Given the above, Condition 33 is not discharged at this time.

Date: 12 February 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 decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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 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.