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OUR REFERENCE:
10011475

AtkinsRéalis
3 Piccadilly Place
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Dear Mr Naven,

Application under Section 73 of the Town and Country Planning Act 1990, for a Minor Material Amendment to the details approved under the Full Planning Permission for the ‘Change of use from existing office (Use Class E(g)) to Consulate General of Ireland (Sui Generis) with associated external alterations’ at 75 Mosley Street Manchester, M2 3HR (application reference: 143759/FO/2025).

27th January 2026

1. Introduction

On behalf of our client, The Department of Foreign Affairs and Trade (DFAT), Ireland, I am pleased to enclose for your consideration, an application under Section 73 (S73) of the Town and Country Planning Act 1990 (TCPA) for a Minor Material Amendment to the aforementioned development (“the Consented Scheme”) which was granted planning permission on 8th October 2025 subject to compliance with Conditions 1-10 attached to the consent. This application for a variation of the conditions relates to the details outlined within Conditions 5 and 6 of the Consented Scheme which state:

Condition 5 *‘The premises shall not be open outside the following hours:-
09:00am - 17:30pm Monday to Friday’*

Condition 6 *‘The operation and management of the Consulate Use (Sui Generis) hereby approved, shall be carried out in accordance with the ‘Operating Schedule / Management Strategy 100114757-ATR-XX-XX-TN-A-020003’, produced by AtkinsRéalis, received by the City Council as the Local Planning Authority on 18 August 2025.’*

This planning submission comprises of the amended Operating Schedule / Management Strategy (document reference: 100114757-ATR-XX-XX-TN-A-020003 V2.0) and a supporting letter written to MCC from DFAT included in Appendix A.

2. Background

The establishment of the Consulate General of Ireland at 75, Mosley Street in Manchester (hereinafter referred to as “the Site”) aims to enhance Ireland’s diplomatic presence in the northern region of the UK, fostering stronger political, economic, and cultural ties. The purpose of the Consulate is to serve as a hub for political engagement, facilitating dialogue and collaboration between Ireland and regional UK authorities, whilst also supporting the Irish community and promoting Irish culture through events and exhibitions. It will also facilitate trade and investment opportunities, strengthening business relationships and economic cooperation. Additionally, the Consulate will provide essential consular services, ensuring Irish citizens in the region have access to necessary support.

The Consented Scheme comprised the change of use of the 6th floor from an existing office to a Consulate, under sui generis use, as well as a number of minor external alterations to the building. During consultation, the Manchester City Council's (MCC) Environmental Health officers recommended that a condition should be applied to restrict working hours to 9:30 am – 17:30 pm Monday to Friday. Although no further details have been provided as part of their response, this condition, Condition 5, was applied in the interests of residential amenity and to reduce noise and general disturbance in accordance with Policy DC26 of the Unitary Development Plan (UDP) alongside policies SP1 and DM1 of the Core Strategy. Condition 6 was also applied to the permission to secure compliance with the submitted Operating Schedule / Management Strategy for the safeguarding of the neighbouring occupiers' amenity and to ensure no unacceptable impacts on the highway, in line with policies SP1 and DM1 of the Core Strategy.

Following the grant of planning permission, the DFAT reviewed condition 5 and identified that, due to the diplomatic and representational nature of the Consulate's work, occasional events and engagements will need to be hosted outside of the hours outlined in Condition 5. To facilitate the greater flexibility for opening hours as required, this application seeks amendments to the wording of Condition 5. Following discussions with yourself in December 2025, it was also agreed that the Operating Schedule should be updated to more explicitly reflect this requirement and so this will need to be secured through an updated version number of the Operating Schedule in Condition 6. This application is supported by the attached letter to MCC provided by the DFAT which sets out the justification for the proposed amendments. The letter sets out the revised operating hours that are necessary to facilitate the diplomatic and representational nature of the Consulate's work. This increased flexibility is integral to the Consulate's diplomatic mission. Such events may include morning meetings or evening receptions, for example to support Irish community/business initiatives or to host visiting members of the Irish Government. As a result, the restricted operating hours attached to the Consented Scheme would not allow the Consulate to operate effectively and fulfil its core responsibilities.

3. The Proposed Amendments

The proposed amendment to the approved operating hours includes an increase in flexibility to allow for occasional invite-only events and engagements that would fall outside of the hours secured under Condition 5. In addition, an amended Condition 6 is proposed to secure an updated Operating Schedule that reflects this amendment. Following discussions with yourself on the appropriate condition wording and Environmental Health's reasoning for the addition of Conditions 5 and 6, the proposed amended condition wording is detailed below:

Proposed Condition 5 *'The premises shall not be open outside the hours of 06:00 to 23:00.'*

Proposed Condition 6 *'The operation and management of the Consulate Use (Sui Generis) hereby approved, shall be carried out in accordance with the 'Operating Schedule / Management Strategy 100114757-ATR-XX-XX-TN-A-020003 v2.0', produced by AtkinsRéalis, received by the City Council as the Local Planning Authority on [insert date received].'*

4. Relevant Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. The material considerations for the proposed Development includes the National Planning Policy Framework (NPPF), which was last revised in December 2024, and amended in February 2025, as well as the following Development Plan Documents:

- Places for Everyone (PfE) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (adopted 2024)
- Manchester Core Strategy (CS) (adopted 2012) (as amended by the Addendum to Manchester Core Strategy, 2024)
- Extant UDP - (adopted 1995 and alterations on various dates)

Those policies contained within MCC's adopted Development Plan documents and national planning policy which are considered of relevance to this planning application are listed below.

4.1 National Planning Policy Framework

- **Paragraph 185** relates to new development being appropriate to its location in regard to pollution, noise and light.

4.2 Local Planning Policy

Core Strategy (CS, adopted July 2012)

- **Policy SP1 'Spatial Principles'** encourages development in all parts of the city to create well designed places that enhance or create character, make a positive contribution to the health, safety and wellbeing of residents and considers all members of the community. The Regional Centre will be the focus for economic and commercial development and cultural activity.
- **Policy DM1 'Development Management'** requires all development to have regard to specific issues including amenity, noise, road safety and traffic generation, community safety and crime prevention, accessibility, effects on amenity and impact on the surrounding area in terms of design, scale and appearance.

Extant Unitary Development Plan Policies (UDP, adopted 1995)

- **Policies DC26.1 – 26.6 'Development and Noise'** intends to minimise any impacts of noise on people living and working in the city by considering any new development that is likely to be a generator of noise. Where necessary, they will require the use of insulation and noise barriers.

5. Justification for Minor Material Amendments

Section 73 of the Town and Country Planning Act 1990 can be used to make a minor material amendment by varying or removing conditions associated with a planning permission. This section summarises the case for the proposed amendments against relevant material planning considerations.

The proposed amendments are required to enable the Consulate General of Ireland to fulfil primary diplomatic function, allowing for appropriate public engagement and the hosting of organised private events. This aligns with CS Policy SP1 which identifies the Regional Centre as a hub for economic, commercial development and cultural activity.

The proposed operating hours are considered appropriate for the Site's location within Manchester city centre and are not expected to give rise to any adverse impacts on the amenity of neighbouring residents or uses. The Consulate will operate predominantly within standard daytime hours, with only occasional invitation-only events or meetings occurring outside of these times. In line with CS Policy DM1 and UDP Policy DC26.1, the proposed amendments will not have any adverse impacts on the amenity of surrounding residents or occupiers and are considered suitable within the wider context of the Regional Centre. The revised Operating Schedule provides further details about the planning application and does not propose any changes to those already set out in the approved Scheme including the

arrangements relating to car parking, cycling facilities and servicing and waste strategy and therefore, will have no additional impact over the Consented Scheme on highways. It is therefore considered that the proposed amendments to the wording of the condition comply with the Core Strategy, extant policies of the Unitary Development Plan and the provisions of the NPPF.

6. Conclusion

The DFAT is seeking to secure permission for a material amendment to Conditions 5 and 6 of the approved full planning permission '143759/FO/2025' for the 'Change of use from existing office (Use Class E(g)) to Consulate General of Ireland (Sui Generis) with associated external alterations' at 75 Mosley Street, Manchester, M2 3HR. The proposed amendment will result in a minor alteration to the approved operating hours and is not considered to result in any adverse impacts on amenity.

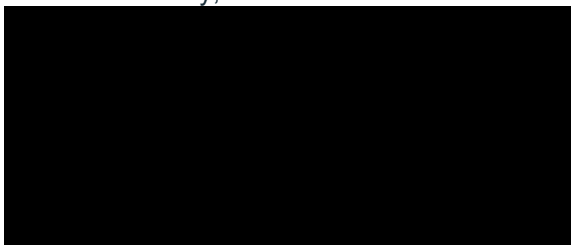
No further changes to the plans and documents setting out the approved scheme will be required as a result of the proposed amendments. Due to the minor nature of the proposed amendment, it is not considered that they will give rise to any further material impacts than those arising from the approved scheme.

It is therefore considered that the proposed amendment constitutes a minor and proportionate solution to facilitate the effective operation of the Consulate General of Ireland allowing it to fulfil its diplomatic duties, and that they should therefore be approved without a delay.

Both the applicant and the agent wish to work closely with the Council on the proposed amendment proposed in this S73 application. As such, if you have any queries regarding the submission or require any additional information, please do not hesitate to contact myself.

The submission has been made electronically via Planning Portal, reference PP-14625014 and the fee of £671.00 (inclusive of service charge and VAT) has been paid.

Yours sincerely,



Appendix A

Ard-Chonsalacht na hÉireann | Manchain
Consulate General of Ireland | Manchester



20th January 2026

Dear Mr Naven,

Thank you for the permission 143759/FO/2025 dated 8 October 2025, which is very welcome.

We have noted the particulars of the decision and the conditions attached and in that regard I wish to provide further detail on the nature of the work of the Consulate General of Ireland in Manchester, particularly with regard to how it relates to conditions five and six, for your further consideration.

The Consulate General of Ireland in Manchester is one of 105 Irish diplomatic missions across the world. The decision to establish a Consulate in Manchester in 2021 was a recognition of the deep economic, historical and cultural ties between Ireland and the North of England and the importance of city regions like Greater Manchester in the context of the broader UK-Ireland bilateral relationship.

The purpose of the Consulate is to serve as a hub for political engagement, facilitating dialogue and collaboration between Ireland and regional authorities across the North of England, to strengthen business relationships and economic cooperation, to support the Irish community and promote Irish culture, and to provide essential consular services, ensuring Irish citizens in the region have access to necessary support.

To clarify the Consulate office will operate public office hours when the office is open to callers from the public as follows: Monday - Friday, 10-12:30 and 2:30-4:30.

The diplomatic and representational nature of the Consulate's work means that we will host occasional invitation only events and engagements outside of hours outlined in condition 5. This is an essential element of the work of a diplomatic mission and necessary to promote Ireland and to recognise the contributions of the Irish diaspora in the North of England. The nature of such events would vary but could include morning meetings or evening receptions, beginning no earlier than 6:00 and ending no later than 23:00, for instance to promote an Irish community/business initiatives or on the occasion a visit by a member of the Irish government. Such events would be beneficial to the Irish community and contribute to furthering relations between Ireland and Greater Manchester and British-Irish relations more broadly.

We look forward to the move to 75 Mosely Street, Manchester, M2 3HR. We hope the new location will allow us to elevate our presence in the city and provide opportunities to further strengthen the strategically important relationship between Ireland and the North of England, including Greater Manchester.

Yours sincerely,

