

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.
- A fee is payable for each request to discharge conditions.
- 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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Biz Assets Ltd
2nd Floor Fairbank House
27 Ashley Road
Altrincham
WA14 2DP

Agent (if used)

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

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Specified Plans) attached to Listed Building Consent 139184/LO/2024 to allow for elevational and internal alterations to provide an accessible entrance.

Location: 79 Mosley Street, Manchester, M2 3LQ

Date of application: 2 February 2026

Application number: 144972/JO/2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support th

Condition(s) attached to this decision

- 1) The development must be begun not later than 18.09.2027

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:

- a) Site Location Plans 1995 E(900) and E(901)

(b) Dwgs 1995 P(100) Rev P, P(101) Rev E, P(107) Rev D, P(108), P(110) Rev P, P(111) Rev F, P(117) Rev E, P(118) Rev A, P(120) Rev O, P(121) Rev E, P(127) Rev E, P(128) Rev B, P(130) Rev N, P(131) Rev E, P(137) Rev E, P(138) Rev A, P(140) Rev O, P(141) Rev D, P(147) Rev E, P(148) Rev A, P(150) Rev J, P(151) Rev E, P(152) Rev A, P(180) Rev A and P(181) Rev A;

(c) Dwgs 1995 P(200) REV G, P(201) REV D, P(203), P(210) REV F, P(211) REV D, P(213), P(220) REV H, P(221) REV B, P(223), P(230) P(231), P(240), P(241) P(300) REV C, P(301) REV B, P(311) REV B, P(320) REV C, P(321) REV D, P(330) REV E, P(331) REV A, P(340) REV F, P(341) REV B, P(350) REV A, P(351) REV A, P(361) REV B, P(370), P(371), P(380), P(400) REV C, P(410) REV C, P(411), P(402), P(403) P(404), P(405), P(406), P(407), P(420), P(421), P(422), P(424), P(425) and P(360) REV A as amended by P(435) Rev A;

(d) INTERIOR FABRIC TREATMENT SCHEDULE by Atelier. MB;

(e) ENVELOPE REPAIR SCHEDULE by Atelier. MB; and

(f) Photographic Record submitted with application CDN/24/1098

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant to Core Strategy SP 1, CC7, CC9, CC10, T1, T2 and DM 1 saved Unitary Development Plan policies DC18.1, DC19.1 and DC26.1.

3) The development shall be implemented in accordance with the following:

1995 Watching Brief; and
1995 Method Statement - Strip Out

Dwsg 1995 P(101)E BASEMENT STRIP OUT PLAN, P(111)F GROUND FLOOR STRIP OUT PLAN, P(121)E FIRST FLOOR STRIP OUT PLAN, P(131)E SECOND FLOOR STRIP OUT PLAN, P(141)D THIRD FLOOR STRIP OUT PLAN and P(151)E ROOF PLAN STRIP OUT

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

4) (a) The development shall be implemented in accordance with the 995 - Finishes Schedule Rev A

(b) Details of each material shall then be submitted for approval in accordance with the approved schedule and timescales

(c) The approved details shall then be implemented in accordance with the approved details prior to occupation.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Prior to the commencement of works relation to each of (a) and (b) below details the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Final detail of the proposed flues within the lightwell;

(b) hand sample and drawn detail of a sample panel of the cladding materials to the lift area with details of fixings, interfaces with lightwell and existing building fabric.

(c) Prior to installation of the cladding the sample panel approved in (b) will be constructed and approved in writing by the City Council as Local Planning Authority

The development of (a) and (b) shall be carried out in accordance with the approved details.

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

6) The development shall be implemented in accordance with the following:

Finishes schedule

1995 - Interior Existing Fabric Treatment Schedule - Rev A, 1995-1995 Envelope Repair Specification, 1995-1995 Interior Repair Specification 16-01-2025 V3, 1995 P(420) New Lantern Roof Details, 1995 P(431) Existing Lantern Roof Details, 1995 P(108) Basement Plan - Finishes, 1995 P(118)E Ground Floor Plan - Finishes - Rev E, 1995 P(128)D First Floor Plan - Finishes - Rev B, 1995 P(138)C Second Floor Plan - Finishes - Rev B, 1995 P(148)D Third Floor Plan - Finishes - Rev B, 1995 P(433) Wall and Chimney Section, 1995 T(401) Junction Details - Rev B, 1995 T(403) Proposed Plant Deck Detail - Rev B, 1995 T(405) Window Repair Detail, 1995 T(400)A FLOOR UPGRADE DETAILS

All as updated by Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25 and subject to final sign off of samples on site in accordance with the INTERIOR FABRIC TREATMENT SCHEDULE Rev A

1995-1995 Interior Repair Specification 16-01-2025 V3

1995 P(425)A Typical Former Stair Location Details

1995 P(426) Typical Former Stair Location Details 2

The relevant sections of the 1995-1995 Interior Repair Specification 16-01-2025 V3

1995 - Interior Existing Fabric Treatment Schedule - Rev A

1995-1995 Interior Repair Specification 16-01-2025 V3

Subject to final sign off of samples on site in accordance with the INTERIOR FABRIC TREATMENT SCHEDULE Rev A

1995 T(401) Junction Details

1995 P(425)A Typical Former Stair Location Details

1995 P(426) Typical Former Stair Location Details 2

1995 T(400) Floor Upgrade Details

1995 P(425)A Typical Former Stair Location Details

1995 P(426) Typical Former Stair Location Details 2

1995 T(400) Floor Upgrade Details

1995 P(425)A Typical Former Stair Location Details
1995 P(426) Typical Former Stair Location Details 2
1995 P(433) Wall and Chimney Section
1995 P(425)A Typical Former Stair Location Details
1995 P(426) Typical Former Stair Location Details 2

Envelope Repair Schedule stamped as received on 28/03/25 as updated by the 25-04-28 AL DESIGN NOTE 28 04 - AMB RESPONSE stamped as received on 16/05/25;

1995 Mosley St 1995 Envelope Repair Specification A 29-05-2025 stamped as received on 29/05/25
Finishes Schedule

Keim Soldalit Previously Painted unpainted surfaces document stamped as received on 28/03/25;

Drawing P(231)A Proposed Elevation Light-well A & B Repairs stamped as received on 16/05/25;

Drawing P(241) Proposed Elevation Light-well C & D Repairs stamped as received on 28/03/25;

all as updated by the 25-04-28 AL DESIGN NOTE 28 04 - AMB RESPONSE stamped as received on 16/05/25 in relation to the Finishes Schedule and Brick Replacement;

Drawing T(407)A- Mosley Street Door Modification Detail stamped as received on 16/05/25 ; Drawing T(408)A - Princes Street Door Modification Detail stamped as received on 16/05/25; Drawing T(409) - Princes/Mosley Street Door Repair stamped as received on 28/03/25 ; Page 10 onwards of the 1995 Mosley St 1995 Envelope Repair Specification A 29-05-2025 stamped as received on 29/05/25; and
Subject to review and final sign off of the making good / repair of the scars and unfinished reveals following the removal of the steps.

T(410) - WC VENT DETAIL subject to a review and sign off of a sample on site and final agreement of colour following paint removal

Detail A as shown on Dwg T(440) Rev C

Dwg T(440) SHOP FRONT DETAILS and subject to final agreement of paint colour and specification as required by condition 7 (s)

All of the above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including

where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A methodology for the taking down, capping off and making good of the chimney;

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Fit out works to reception area

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Final details of the roof lantern within the lightwell including details of glazing system and ornate capping

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of all secondary glazing

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of vents to WC's within brickwork including appearance and final locations

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of how the existing staircase will be dismantled and stored for reuse;

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A strategy for the location and detailing of all building services along with the detailed design including plumbing, lighting internal and external telecommunications,

fire/security alarms, communal tv/satellite connections and aerials CCTV cameras (and associated cabling and equipment);

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following items unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A schedule of paintwork and finishes informed by paint analysis;

The above shall be implemented in accordance with the approved details before the development is first occupied

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) The installation of any M&E to floors 1-3 and common areas shall be implemented in accordance with the following:

P(136) SECOND FLOOR M AND E PLAN
P(146) THIRD FLOOR M AND E PLAN
P(126) FIRST FLOOR M AND E PLAN

and Atelier. MB M&E Strategy 16-01-26 in relation to the building fit out

The approved details for shall be implemented in accordance with the approved details before the development is first occupied.

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the details as set out in condition 2 prior to installation of any M&E equipment within each of the commercial units A-D the following details shall be submitted to and approved in writing by the City Council as Local Planning Authority:

The M&E shall then be implemented in accordance with the approved details before the development is first occupied.

For the avoidance of doubt the final details of the M&E for each unit shall be submitted as part of the tenant fit out which should be the subject of separate applications for Listed Building Consent.

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 CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 25 March 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

144972/JO/2026

Page 9 of 11

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 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 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-decision . 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.