MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

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 Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, 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: 143060/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 91 of the Town and Country Planning 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-07601_P01 received by the City Council, as Local Planning Authority, on the 23 May 2025

SISC0-AAM-ZZ-ZZ-DR-AR-07603_P02, SISC0-AAM-ZZ-ZZ-DR-AR-07604_P02, SISC0-AAM-ZZ-ZZ-DR-AR-07206_P02 and SISC0-AAM-ZZ-ZZ-DR-AR-07602_P02 received by the City Council, as Local Planning Authority, on the 18 September 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 commencement of works to install any relevant mechanical and electrical (M & E) installations (including ventilation, CCTV and lighting) within the arches detailed plans, method statement and specification showing the location, profile, fixing, sections and suitable samples, where necessary shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic 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).

4) Prior to the removal of areas of historic fabric to facilitate the arch openings, a detailed method statement and specification for the removal, alteration and repair of the listed structure shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include methods the removal of the structure (including use of appropriate equipment), 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. The approved details shall then be implemented as part of the development and be completed prior to the first use of the development. 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 removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building 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 installation of the proposed shop front to the commercial units within the arches, a detailed method statement detailing how the shop front shall abut/fix to the historic fabric (including appropriate sections, elevations and materials) shall be submitted for approval in writing by the City Council, as Local Planning Authority.

For the avoidance of doubt this should include any removal, alteration and repair of the historic fabric.

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 occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings 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) (a) Notwithstanding drawing SISC0-AAM-ZZ-ZZ-DR-AR-07603 Rev 01 received by the City Council, as Local Planning Authority, prior to any works internally to the arches, a detailed condition survey of the of the internal aspects of each arch shall be carried out. This shall include details of an damp or water ingress and full options appraisal for the repair including keep the internal aspects of the arch exposed (i.e. not lining it).

Demountable waterproofing / drainage arch lining will only be considered in the event it has been demonstrated that it is necessary and appropriate to do so and the impacts of the listed fabric have been minimised.

(b) Upon completion of the survey outlined in part (a) the final solutions for repair of the internal aspects of the arches (including fire curtain) shall be submitted for approval prior to any internal works to the arches. This shall include appropriate sections, methods of repair and use of materials.

(c) The development shall be carried out in accordance with the approved details.

Reason - In the interest of understanding further the condition of the arches and extent of repairs on an individual basis and that the works expose as much of the internal aspects of the arches as possible avoiding any unnecessary harm 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) (a) Notwithstanding drawing SISC0-AAM-ZZ-ZZ-DR-AR-07603 Rev 01 received by the City Council, as Local Planning Authority, prior to the installation of the freestanding mezzanine, details shall be provided as to how the structure should be fixed to the floor of the listed building.

This shall include details of the removal, alterations and repair of the historic fabric of the building.

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the mezzanine no longer be required, they should be removed and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the mezzanine at the development does not harm the Listed structure and is attached appropriately to the historic 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).

8) Prior to any masonry or metal work (including to steel plats and ties) taking place to the front façade of the arches, a detailed method statement and specification for the repairs shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The removal must be carried out in accordance with this method statement and specification.

Reason - To ensure that the removal is done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building 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.

9) Prior to the first use of each arch, tenant fit out strategies for each arch or confirmation no fit out works are proposed for an archway, shall be submitted to and approved in writing by the City Council as Local Planning Authority. For the avoidance of doubt locations of toilets, kitchen units and other areas of similar uses should be confirmed, additionally, it should be noted that this does not supersede the need for an application for listed building consent for any alterations to existing building fabric or the subdivision of spaces within those units.

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: 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.