

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

Partial approval of details reserved by condition

Applicant

Mr Khalid Mohammed
Smart Proerty Bridgewater Ltd
26 Chorley New Road
Bolton
BL1 4AP

Agent (if used)

Mr N Dawson
Snook Architects
89 Wood Street
Liverpool
L1 4NU

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 9 (Local Labour), 12 (Materials New Build), 13 (Window Reveals), 14 (Dormer Materials), 16 (Window Details), 19 (Exterior Fixture Details), 20 (Roof light details) and 23 (SuDs), and partial discharge of conditions 7 (Contaminated Land - part (a)) and 8 (Archaeology - part (a)), pursuant to planning permission 134694/FO/2022

Location: Bridgewater House, 2 Silvercroft Street, Manchester, M15 4WG

Date of application: 20 October 2025

Application number: CDN/25/1018

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 7a - Contaminated Land

Part a) of condition 7 is discharged on the basis that the development is carried out in accordance with the following information:

Phase 2 Geo-Environmental Assessment by ADS, Reference: 8383-SI-001, dated March 2024 received by the Local Planning Authority on 20 October 2025; and

Gas monitoring certificates received by the Local Planning Authority on 28 November 2025.

A further application to discharge part b) of condition 7 will be required.

Condition 8a - Archaeology

Part a) of condition 8 is hereby discharged on the basis of the submitted Post-Excavation Assessment Report by Civic Heritage dated April 2025 and satisfies the pre-commencement part of this condition.

Section 9 of the above report provides recommendations for further analysis, focused on providing a closer date for the leather shoes, together with palaeo-environmental analysis of samples recovered from the waterlogged material and the primary fill of the Romano-British ditch, which has potential to provide valuable information concerning Roman Manchester and the extent of the civilian settlement surrounding the fort. The recommendations of the report are considered to be warranted and proportionate.

Condition 8 cannot be fully discharged until parts b-e have been satisfied. To achieve this, a final report (incorporating the results of analysis of the leather shoes and the palaeo-environmental work) will need to be submitted to and agreed in writing by the Local Planning Authority, along with dissemination of the results and a completed project archive prepared for deposition.

Condition 9 - Local Benefit Proposal

Condition 9 is discharged on the basis that the development is carried out in accordance with the following information:

Section 3.0 Local Labour Resourcing of the Construction Management Plan received by the Local Planning Authority on 20 October 2025; and

The Local Labour Construction - Proposal and Report Template received by the Local Planning Authority on 5 November 2026.

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 12 - Materials

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

Drawing number sk115 - Sample Panel Elevation; and
Vandersanden Lithium brick sample received by the Local Planning Authority on 4 December 2025.

Condition 12 requires the following to be submitted for approval in writing by the Local Planning Authority prior to the commencement of development of the new-build:

- i. baseline samples and specifications of all materials to be used on all external elevations;
- ii. drawings to illustrate details of full sized sample panels that will be produced in line with an agreed programme: and
- iii. a programme for the production of the full sized sample panels and for a strategy for quality control management.

Samples and specifications of all materials to be used on the external elevations have not been submitted, including glazed brickwork, textured brickwork, perforated panels, doors (including door to switch room) and air bricks.

The full sized sample panel should include all the materials/elements shown on the approved elevations, including the proposed textured brick, the proposed air brick and any other external ventilation requirements, details of the drips to be used to prevent staining, window cills etc and should have relevant jointing and fixing details between all component materials and any component panels, including different planes of components and returns/reveals.

A programme for the production of the full sized sample panels and for a strategy for quality control management are required.

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

Condition 13 - Window Reveals

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

Drawing number 2182-M-50-01-AP-A Rev T1 Indicative Typical Apartment Type A Mechanical Services Layout; and
Drawing number sk116 New Build Vent Detail.

Condition 13 requires full details of the depth, materials, finish and any ventilation installations to the window reveals on the new-build.

No details showing the depth, materials, finish or any ventilation installations to the window reveals have been submitted. Therefore Condition 13 is not formally discharged at this time.

Condition 14 - Dormer Materials

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

Photograph of example of proposed metal dormer.

Condition 14 requires samples and specifications of all materials to be used on the dormers to be submitted to the Local Planning Authority. The submitted photograph is insufficient. A specification of the proposed material and a physical sample are required.

Given the above, Condition 14 is not formally discharged at this time.

Condition 16 - Window Details

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

Drawing number 135-B typical window details; and
Sample window available for viewing on site.

Condition 16 requires full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all window types to be installed.

The submitted information is insufficient to discharge Condition 16. Not all the windows within the listed building are the same style; there is a variation in glazing bars and some have a curved top frame. The following information is required:

- a replacement window schedule;
- drawings showing details of the existing window types (including horizontal and vertical cross sections at a scale of 1:10 / 1:15 as appropriate), including timber type;
- drawings showing details of the proposed window types (including horizontal and vertical cross sections at a scale of 1:10 / 1:15 as appropriate), including timber type, glazing, paint finish and how trickle vents would be incorporated if they are proposed to be installed; and
- scaled cross sections and elevations of the typical replacement windows to show how they would relate to existing walls internally and externally as well as details of proposed architraves and joinery.

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

Condition 19 - Exterior Fixture Details

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

Drawing number 116a Proposed Chester Road Elevation.

Condition 19 requires full details of any external fixtures and fittings, including locations, size, appearance, materials, finishes and fixings.

The details of the vents submitted and shown on drawing 116a are acknowledged. A physical sample of the vent is required to be submitted and approved along with details of the manufacturer.

Details of any other external fixtures are required, including any flues or meter service boxes.

Given the above, Condition 19 is not formally discharged at this time.

Condition 20 - Roof Light Details

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

Photographs of example roof lights.

Condition 20 requires full details, including scaled cross sections, of the rooflights. The submitted photographs are insufficient. Detailed scaled drawings (including cross sections showing the rooflights in relation to the roof) and specification of the proposed rooflights are required.

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

Condition 23 - SuDS

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

Drawing number 8383-ADS-V1-F1-DR-C-500 Rev P1 Drainage Plan.

Condition 23 requires the following information to be submitted, none of which has been provided (see comments after each point):

- o Consideration of alternative green SuDS solution (that is either utilising infiltration or attenuation) if practicable; - Not provided.
- o Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 45% climate change in any part of a building; - Not provided. Hydraulic calculations are required.
- o Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site; - Not provided. A plan needs to be submitted showing the overland flow routes
- o Results of ground investigation carried out under Building Research Establishment Digest 365. Site investigations should be undertaken in locations and at proposed depths of the proposed infiltration devices. Proposal of the attenuation that is achieving half emptying time within 24 hours. If no ground investigations are possible or infiltration is not feasible on site, evidence of alternative surface water disposal routes (as follows) is required; - Not provided, infiltration testing results to be provided
- o 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; - If infiltration proves to not be a viable option and if there are no nearby watercourses, then connection into existing public sewers can be considered, but agreement from the relevant water company is required.
- o Hydraulic calculation of the proposed drainage system; - Hydraulic calculations for the storm events of 1 in 30 year and 1 in 100 year with allowance for 45% climate change are required.
- o Construction details of flow control and SuDS elements. - Not provided.

The applicant must present a consistent package to discharge this condition (including all layouts and calculations). The layout and calculations must be jointly updated to account for any edits required. When preparing a resubmission, the applicant must ensure that the drainage layout and hydraulic calculations correspond, and that they can be cross-referenced for checks. This includes layout annotations and schedule printouts.

Given the above, Condition 23 is not formally discharged at this time.

Date: 9 January 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.