MANCHESTER CITY COUNCIL

# Planning

# Growth & Development

# Delegated officer report for planning application

**Application no.** 144973/JO/2026

**Date registered valid:** 26 January 2026

**Proposal:** Variation of Condition 2 (Specified Plans) pursuant to Planning Permission 139183/FO/2024 to allow for elevational alterations to form accessible entrance.

**Address:** 79 Mosley Street, Manchester, M2 3LQ

**Ward(s):** Deansgate Ward

**Applicant:** Biz Assets Ltd

**Agent (if any):** Andrew Burns Atelier MB

**Case officer:** Angela Leckie
Tel: 0161 234 4651
Email: angela.leckie@manchester.gov.uk

**Application details**

**Type of application:** Variation or Removal of Condition

**Development type:** Minor Other

**Date of site visit:** 11-03-26

**Standard consultations:**
Printed: 3 February 2026 Expired: 24 February 2026

**Neighbour notifications**
Printed: 3 February 2026 Expired: 24 February 2026

**Site notice**
Posted: 16.02.2026 Expired: 09.03.2026

**Press advert**
Published: 10 February 2026 Expired: 3 March 2026

**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Application no.** 144972/JO/2026

**Date registered valid:** 2 February 2026

**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.

**Address:** 79 Mosley Street, Manchester, M2 3LQ

**Ward(s):** Deansgate Ward

**Applicant:** Biz Assets Ltd

**Agent (if any):** Andrew Burns Atelier MB

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**Departure from Development Plan:** No

**Environmental Statement:** Not required

**Recommendations: 144972/JO/2026** : Approve and **144973/JO/2026**: Approve

**Date of recommendations: 18-03-26**

**Description of site/building**

**Listed building:** Grade II

**Conservation area:** George Street Conservation Area 1985

**Tree Preservation Order:** Not applicable

The application site includes addresses at 77- 79 Mosley Street and 14/16 Princess Street but for the purposes of this Report will be referred to as 79 Mosley Street. The building is five-storeys and has a sub-ground/ basement level at 77-79 Mosley Street and 14-16 Princess Street. It is Grade II Listed, within the George Street Conservation Area and adjacent to the Albert Square Conservation Area. The building has elevations to Mosley Street, Back George Street and Princess Street.

Planning and listed building consent were granted in September 2024 as follows:

139183/FO/2024: Change of use of ground floor and basement to Class E and external alterations associated with refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, plant deck to the roof and repair of the existing shop frontage to Mosley St; and

139184/LO/2024 : Internal and external alterations associated with change of use of ground floor and basement and refurbishment of building for upgraded offices including provision for a bin and bike store to the basement, updated WC facilities, secondary glazing, fire lobbies to each floor, new passenger lifts, plant deck to the roof and the reveal and repair of the existing shop frontage to Mosley St.

The consented works are ongoing.

There are a number of listed buildings nearby including, Manchester Town Hall (Grade I) and Town Hall Extension (Grade II*), Manchester Central Library (Grade II*) , the City Art Gallery (Grade I) and Athenaeum (Grade II*) and Princess Buildings (18-24 Princess Street) (Grade II).

79 Mosley Street is characteristic of the Conservation Area in terms of its former use, scale, form and design, as well as for its group value through a shared historical context with the warehouses on Princess Street.

The building is likely to have been speculatively constructed around 1870 by an unknown architect, and combined both warehouse, office and shop accommodation in one building, taking advantage of the three most lucrative areas of commerce during the last quarter of the 19th Century. It is built of red brick and decorated with moulded sandstone window surrounds, sill courses with a balustrade parapet at roof level in front of a pitched slate roof. The internal layout is complex and comprises a multi-level ground floor, numerous building entrances, two internal staircases, a central lightwell and each floor is divided into separate rooms. The layout relates to the original uses and has since been modified and adapted on numerous occasions.

Externally the building is loosely Italianate in style, with both principal elevations, fronting Princess Street and Mosley Street, being in red brick and decorated with moulded cream stone window surrounds, sill courses and a balustrade parapet at roof level. The window arrangement and decoration across the principal elevations alternate as the building rises to third floor level.

The basement level is constructed of rock-formed rustication in stone. The ground floor level contains segmental headed windows, set within deep moulded stone surrounds and oversized keystones. The first floor level windows are contained within flat-headed window openings, each with eared stone surrounds. The second floor level windows are set within segmental stone surrounds, each with overhanging pediments, the second floor contains seven stone balconies', looking out onto Princess and Mosley Street. The third floor level windows are set within flat-headed openings, with projecting central keystones to each. The elevations are surmounted by a deep stone and brick bracketed eaves course, which terminates by a continual stone balustrade at roof level.

The office accommodation was arranged on the upper floors of the 79 Mosley Street elevation with floors split into two main open-plan rooms and designed to be accessed independently via the Mosley Street entrance. This allowed the ground floor corner shop at 77 Mosley Street to be occupied independently.

The warehouse space was designed to let on a floor-by-floor basis accessed from a double entrance doorway at No. 16 Princess Street via a small vestibule and highly decorative cast-iron staircase. The staircase hall contains early 20th Century sash windows, which obscure the view into the central light well/courtyard. The ground and upper floors are all designed in the same manner, with a single, open-plan warehouse floor, each containing rows of simple cast iron columns, designed to allow for the weight of stored goods on each floor above. All floors within the warehouse building were functionally designed and decorated, and have since been altered removing any early fixtures, fittings or decorative schemes, with only the cast-iron columns and hoist structure retaining.

The ground floor of No. 77 forms the curved corner of the building, and originally would have been a speculative shop unit with decorative cast iron columns and shop front. The shop, which included the adjoining No. 77a, was since the 1880's occupied by Macbeth Brothers Tailors. When originally built, the two ground floor shops were only accessed from street level, these were later joined into the office entrance (No 79 Mosley St) and the former warehouse floor (No 16 Princess St).

In 1955 the Huddersfield Building Society took over the corner shop at No. 77 and redesigned the exterior and interior of the shop in an Art Deco style, a style, although typically associated with the 1930s, was still being used following the end of the Second World War. The new internal arrangement saw a door opening between No. 77 and No. 77a being blocked, and the Macbeth Brothers Tailors concentrating their business in the adjoining No.77a and the basement rooms beneath both shops, for which they used as fitting and tailoring rooms. The redesign and reconfiguration of the new building society premises saw the original Victorian shop front being replaced by a high quality polished green granite square columns and downstands, designed in the Art Deco Style. As part of this work, the basement windows were blocked. Within this retail unit, a good example of a high quality 1950s interior decoration scheme is retained.

The rear elevation, fronting Back George Street has flat rubbed brick window arches and one-over-one sash windows. The centre of the elevation contains a filled-in hoist from first to third floor level. This recessed hoist serviced the warehouse floors of No. 16 Princess Street, and was probably filled in and incorporated into the warehouse floors during the 1930's.

The building has a high level of architectural decoration and design. Its architectural merit and group value and its setting within a densely-packed area of similarly dated buildings, enhances the buildings significance and provides a high streetscape value. Its historical, evidential, and aesthetic values are primarily related to it being a well preserved and a good example of a speculative, combined Victorian warehouse, commercial and office development, in an area of Manchester which formed the late Victorian commercial heart of the city. Internally, the building at upper floor levels has a somewhat lesser significance, with significant areas relating to the survival of the original, largely open-plan warehouse and office floors, which for the main part retain their original plan form. The area of highest significance is its external elevations – particularly the articulation of the different units/ entrances that allow for an understanding and appreciation of how the building was originally used.

Another area of high significance is the location and survival of the original decorative cast-ion staircase at No. 16 Princess Street. The original staircase serving the original office floors of No. 79 Mosley Street, has suffered from substantial alterations and is now considered to be of low

significance, however the location of this staircase is considered to yield a high significance, due to its original plan form.

The existing external stairs on the Princess Street elevation are original and are considered to be of high significance.

The windows and railings to the Princess Street elevation are considered to hold a limited degree of heritage value.

Works to the entrance to the basement area unit previously have undermined the symmetry of the Princess Street elevation.

**Description of the Area**

The area around the site contains a variety of uses including offices, hotels, residential, bars and restaurants and civic uses. A tram interchange within St Peter's Square is a major arrival point in the City.

The George Street Conservation Area includes buildings of between three and seven storeys, red/orange brick with sandstone dressings, vertically proportioned window openings with deep reveals, emphasis on the corner of buildings, and a varied skyline.

**Description of development**

Planning permission and Listed Building consent were granted in 2024 under application ref no's 144973/JO/2026 and 144972/JO/2026 as detailed above. The current proposals are to make a minor material amendments to the access to commercial units A (ground floor) and C (Basement) which formed part of those approvals.

The proposals included the provision of level access to commercial unit A from Princess Street. There are currently has 3 steps up to the solid wood door threshold behind with a further set of steps up to the internal ground floor level unit. The approved scheme comprised the removal of the 3 steps, the lowering of the existing wooden doors and the enlargement of the fanlight above and internally the creation of a platform lift up to the ground floor level. There was a separate platform lift to be created to unit C within the basement with an access from . Whilst harmful these works were considered acceptable on balance when considering the benefits of the refurbishment as a whole.

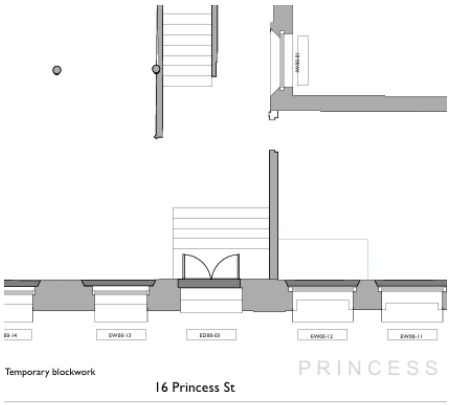
A later non original entrance to the former basement barbers on Princess Street was to be retained, non original signage and a stone cill removed and the non original door replaced with a timber panelled door.

It is now proposed to amend the access arrangements and the retain the stepped entrance as existing and create a new frameless glazed doorway within an adjacent window with access to a new platform lift that would provide level access to both the ground floor unit A. This would necessitate the following works:

- Removal of the existing grille in front of the window to left of stepped entrance. The window itself and the currently concealed area of masonry above would also be removed and replaced with frameless glazed double doors. Stone cladding to reveal of doorway, to match existing elevation.

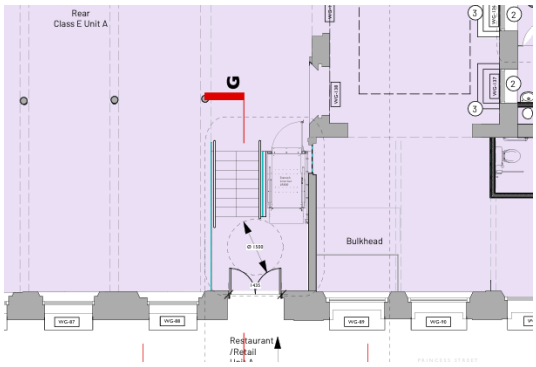
- Within existing non-original opening to unit D (Basement) (right hand side)removal of non-original signage and stone clad lintel added above to match new opening and insertion of frameless glazed double doors to match those to Unit A.

- Internal Works would comprise the breaking through of the existing floor to facilitate the insertion of the platform lift.

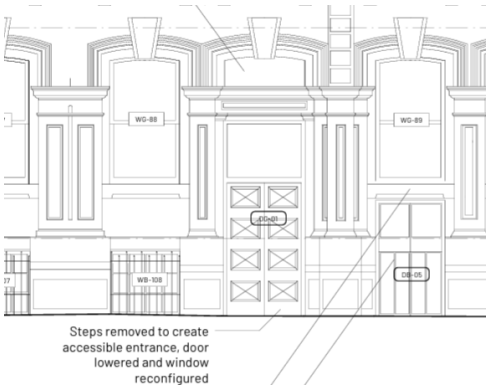



Existing Ground Floor

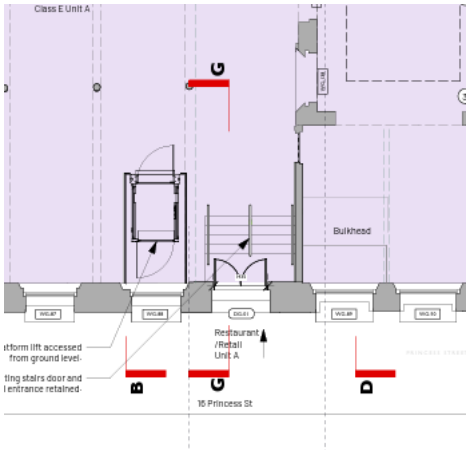
Existing Princess Street Elevation



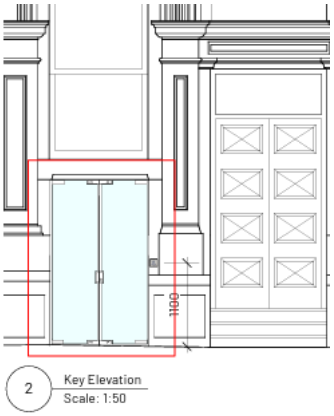

Approved Ground Floor




Proposed Princess Street Elevation




Proposed amended ground floor




Proposed amended door

**Relevant Site History**

As detailed above

**Consultations & Notification Responses**

**144973/JO/2026**

**Head of Highways**: Have no objections.

**Metrolink –** Have no objections

**GMP (Design for Security**): No comments received

**Publicity -** The application was advertised as affecting a listed building and the setting of a conservation area. A site notice was displayed adjacent to the site. No representations have been received.

**144972/JO/2026**

**Publicity -** The application was advertised as affecting a listed building,. A site notice was displayed adjacent to the site. No representations have been received.

**Issues**

**The Places for Everyone Plan** – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-Strat1 – Core Growth Area
- Policy JP-Strat2 – City Centre
- Policy JP-P2 – Heritage

**The Manchester Core Strategy** – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy SP1 – Spatial Principles
- Policy CC7 Mixed Use Development
- Policy EC3 – The Regional Centre
- Policy CC1 – Primary Economic Development Focus: City Centre and Fringe
- Policy CC9 – Design and Heritage
- Policy EN3 – Heritage
- Policy DM1 – Development Management

**Saved Unitary Development Plan for Manchester** – The following saved UDP Policies are of relevance to this application:

- Policy DC18- Conservation
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF) -

Section 7 – Ensuring the vitality of town Centres.

Section 12. Achieving Well- Designed Places

Chapter 16 – Conserving the Historic Environment

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

**Other Legislative Requirements  Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

Principle of the Proposed Amendments

The principle of the amendments is accepted as they will ensure that there are adequate level access arrangements to all of the commercial units whilst as discussed in more detail below overall causing less harm to the listed building.

Design Issues, relationship to context and impact on the Character of the Listed Building and Character of the Conservation Area – It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

In terms of the alternative location for the platform lift the changes would as an alternative to the removal of the stairs and associated internal alternative alterations, require loss of an original window and railings at street level, both of which hold a limited degree of heritage value. Whilst having no special qualities to these elements, nonetheless, they are part of the original composition. That loss of fabric is however considered to be mitigated by the revised location avoiding the previous breaking up the existing internal stair and removing historic internal steps.

The use of a simple glazed design would identify the change as a contemporary addition and would not undermine from the overall character and architectural expression of the listed building. Setting the door back and using stone cladding to the reveal would maintain the aesthetic qualities of the existing facade. In addition the changes would result in a more balanced façade acting as a visual counterpoint to the amended existing basement entrance whilst utilising a frameless glazed infill. Overall, there would be a minor adverse impact on significance.

The removal of non-original signage and stoneclad lintel and insertion of alternative infill  design within existing non-original opening on Princess Street would have a beneficial impact. This would result in a beneficial symmetry being created either side of the historic stepped entrance.

In terms of the internal changes the installation of the new platform lift will require a section of existing floor to be removed, between ground and basement levels. The floor is standard timber construction with plaster board to the basement ceiling (in poor condition) and has no specific features. The extent of loss is limited and will not result in harm to the overall significance of the listed building. The level of harm to significance would be negligible.

The addition of surrounding walls to form the lift housing and a glass balustrade around the opening at ground floor level would have a negligible on the expression of the volumes of the space with the use of glass for the balustrade further limits the visual intrusion. There would not be any discernible level of harm to significance resulting from these changes and again the impact on significance would be negligible.

Retaining the original layout and historic feature is considered a positive and retaining the more significant and complete entrance would result in a lesser degree of harm and indeed along with the reduced intervention to the floors would result in heritage benefits compared with the original approvals.

Impacts on the character of the George Street Conservation Area would be negligible with no discernible impact on its overall character.

It is considered that the combined physical (direct) impacts on the Grade II listed building would continue to be moderate beneficial in nature, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy. Any harm would be less than substantial and the proposals would with the proposed mitigation for harm in place, overall enhance the special interest of the building and the ability to understand and appreciate it and the character of the surrounding conservation area.

As required by paragraph 208 of the NPPF there would be a clearly identifiable set of public benefits delivered through the scheme to off set the less than substantial harm which would it is noted, avoid the total internal demolition of the previously approved scheme. The revised proposals would continue to contribute to the economic vitality of St Peter's Square by creating employment and workspace within a long-term vacant listed building; bring the last vacant site in this distinct area of the city back into active use; enhance the streetscape and George Street Conservation Area through restoration of elevations, re-integration of the historic shop frontages and avoiding further dereliction and decay; and provide enhancement and improvement to the appearance and enjoyment of the Conservation Area;

Whilst it is necessary to have special regard to the desirability of preserving the character and setting any affected Heritage Assets it is considered that the revised proposals would be beneficial in the context of the architectural and historic character and fabric of the listed building and would preserve the character of the conservation area.

On the above basis the amended proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to preserving the setting of the listed buildings and conservation areas as required by virtue of S66 and S72 of the Listed Buildings Act, the harm caused would be less than substantial and would be outweighed by the public benefits of the scheme and meet the requirements set out in paragraphs 195, 200, 201, 203, 205, 206 and 208 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 12 and 16 of the National Planning Policy Framework policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

**Other Legislative Requirements**

**Equality Act 2010**
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

**Human Rights Act 1998 considerations**
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

**Recommendations:**

144972/JO/2026 : Approve

144973/JO/2026 :Approve

**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 the application.

**Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse**

144972/JO/2026

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, P128 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 polices 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 them 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-Dthe 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.

144973/JO/2026

1) The development must be begun not later than the 18-09-2027

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:

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, P128 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) Inspection & Assessment in relation to Bats & Breeding Birds , March 2023 by Tyrer Ecological Consultants Ltd;

(e) 79 MOSLEY STREET, MANCHESTER, ARCHAEOLOGICAL DESK BASED ASSESSMENT, December 2017 by Wardell Armstrong;

(f) NOISE IMPACT ASSESSMENT, 77 - 79 MOSLEY STREET, MANCHESTER, REPORT REFERENCE NO. J004287-6015-DH-08 AUGUST 2024 by PDA;

(g) INTERIOR FABRIC TREATMENT SCHEDULE by Atelier. MB; and

(h) ENVELOPE REPAIR SCHEDULE by Atelier. MB

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 polices DC18.1, DC19.1 and DC26.1.

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

77 79 Mosley St Construction Management Plan Oct 2024 Rev 3 by Biz Assets as amended and supplemented by the m20property's e-mail in relation to deliveries dated 14-02-25

Reason - To safeguard the amenities of nearby residents, highway safety and air quality, pursuant to policies SP1, EN15, EN16, EN19 and DM1 of the Manchester Core Strategy (July 2012).

4) (a) The development shall be implemented in accordance with the following:

(b) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

5) The development shall operate on an ongoing basis in accordance with the following:

Servicing Strategy Proposed Change of Use - 77-79 Mosley Street, Manchester by SCP 15/09/25

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) The cycle parking spaces shall be fully implemented as shown in dwg 1995 P(100) Rev M the development shall not be occupied unless and until the above cycle parking spaces are in place

Reason - To ensure there is sufficient cycles stand provision at the development and the residents in order to support modal shift measures pursuant to policies SP1,T1, T2 and DM1 of the Manchester Core Strategy (2012).

7) (a) The development shall be implemented in accordance with the following:

Travel Plan Proposed Change of Use - 77-79 Mosley Street, Manchester 230681 SEPTEMBER 2025 by SCP

(b) Within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

Reason - To assist promoting the use of sustainable forms of travel to the school, pursuant to policies SP1, T2 and DM1 of the Core Strategy and the Guide to Development in Manchester SPD (2007).

8) Notwithstanding the provisions of The Town and Country Planning (Use Classes) Order 1987 (or any order revoking and re-enacting that Order with or without modification) the premises shall only be used as Class E ((a) (excluding convenience retail), (b), (c), (e) and (g) only within the ground floor and basement commercial units as shown in dwgs 1995 P(100) Rev M and P(110) Rev N and for no other purposes.

Reason - For the avoidance of doubt and in order to secure a satisfactory form of development due to the particular circumstance of the application site, ensuring the vitality of the units and to safeguard the amenity of the office users above pursuant to Core Strategy policies SP1 and DM1 and saved UDP Policies DC26.

9) Final details of the method of extraction of any fumes, vapours and odours from any kitchen within each ground floor and basement units as shown on Dwgs 995 P(100) Rev M and P(110) Rev N shall be submitted to and approved in writing by the City Council as local planning authority prior to commencement of those uses.

The details of the approved scheme shall be implemented prior to occupancy of each unit and shall remain in situ whilst the use or development is in operation.

Defra have published a document entitled 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems' (withdrawn but still available via an internet search). It

describes a method of risk assessment for odour, guidance on minimum requirements for odour and noise control, and advice on equipment selection. It is recommended that any scheme should make reference to this document (particularly Annex B) or other relevant guidance or documents which superseed this guidance. Details should also be provided in relation to replacement air. The applicant will therefore need to consult with a suitably qualified ventilation engineer and submit a kitchen fume extract strategy report for approval.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy

10) Prior to occupation of each of the following:

(a) The office space at floors 1 to 3; and

(b) Each of the ground floor and basement commercial units (A ,B,C and D) as shown within Dwgs 1995 P(100) Rev M and P(110) Rev N

a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the development to ensure that it achieves a background noise level of 5dB below the existing background (La90) in each octave band at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

The approved scheme shall be completed before each of the above are occupied and a verification report submitted for approval by the City Council as local planning authority for each of (a) and (b) and any non compliance suitably mitigated in accordance with an agreed scheme prior to occupation. The approved scheme shall remain operational thereafter.

Reason - To secure a reduction in noise in order to protect future residents from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy.

11) (a) Units B and D shall operate only during the following hours:

06:00 to 23:00 Monday to Sunday

(b) Before any use of Units A and C commences details of the proposed opening hours shall be submitted to and approved in writing by the City Council as local planning authority. The units shall be not be operated outside the hours approved in discharge of this condition.

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

12) With the exception of Unit D the development hereby approved shall include for full disabled access to be provided to all areas of the building and via the main entrances and to the floors above as shown in Dwg no's 1995 P(100) Rev M and P(110) Rev N

Reason - To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policy DM1

13) The waste storage and disposal shall operate in accordance with the following:

Dwg 1995 P(930) (Refuse Plans) and Waste Proforma Rev B both stamped as received on 15-01-24

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

14) The development shall be implemented and operated in accordance with the following:

NOISE IMPACT ASSESSMENT, 77 - 79 MOSLEY STREET, MANCHESTER, REPORT REFERENCE NO. J004287-6015-DH-08, AUGUST 2024 by PDA D10 v1.0 in relation to Noise Breakout from the Ground Floor and Basement Commercial to the offices above

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 5dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63HZ and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB (Leq,5min), respectively.

The approved noise insulation scheme shall be completed before any of the approved uses in the basement and ground floor commence.

(b) Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E )

Reason - To secure a reduction in noise in order to protect future office occupiers from noise nuisance, pursuant to policies SP1 and DM1 of the Core Strategy and saved UDP Policy DC26.

15) Before use of each of the ground floor and basement commercial units (A, B, C and D) as shown in dwgs 1995 P(100) Rev M and P(110) Rev N commence, a scheme for acoustically insulating each unit to ensure that there is no unacceptable level of noise break shall be submitted to and approved in writing by the City Council as local planning authority.

The approved noise insulation scheme shall be completed before any of the approved uses commence.

(b) Prior to occupation of each unit a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

The approved details shall be implemented and remain in place for as long as the unit is in use (and any subsequent permitted changes of use under Class E)

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

17) The window(s) at ground level, fronting onto Mosley Street and Princess Street shall be retained as a clear glazed window opening at all times and views into the premises shall not be screened or obscured in any way.

Reason - The clear glazed window(s) is an integral and important element in design of the ground level elevations and are important in maintaining a visually interesting street-scene consistent with the use of such areas by members of the public, and so as to be consistent with saved policy DC14 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

18) The commercial units within the basement and ground floor, as shown on drawings 1 995 P(100) Rev M and P(110) Rev N shall remain as 4 units (A,B,C and D) and shall not be sub divided without the benefit of planning permission being secured.

Reason- In the interests of residential amenity and to ensure the future viability and vitality of the commercial units pursuant to saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies DM1, C5 and SP1 of the Manchester Core Strategy.

19) In the event that any of the commercial units A,B,C and D.as shown in dwgs 1995 P(100) Rev M and P(110) Rev N are occupied as an restaurant (Class E (b)) use, prior to their first use the following details must be submitted and agreed in writing by the City Council, as Local Planning Authority.

Management of patrons and control of any external areas. For the avoidance of doubt this shall include:

*An Operating Schedule for the premises (prevention of crime and disorder, prevention of public nuisance, Management of smokers)

*Details of a Dispersal Procedure

* Mechanism for ensuring windows and doors remain closed after 9pm

The approved scheme shall be implemented upon first use of the premises and thereafter retained and maintained.

Reason - To safeguard the amenities of nearby residential occupiers as the site is located in a residential area, pursuant to policies SP1, DM1 and C10 of the Manchester Core Strategy and to saved policy DC26 of the Unitary Development Plan for Manchester.

20) Prior to commencement of the following works details of the materials shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Reinstated windows;

The development shall be implemented in accordance with the following:

(b) Proposed railings

Dwg P(430) WINDOW DETAILS

and Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

(c) New Doors to Back George Street;

P(432) BASEMENT DOOR DETAILS

Dwg P(430) WINDOW DETAILS

and Atelier MB's Note (Comments in Orange) stamped as received on 16-01-25

(c) New Doors to Back George Street;

the works 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 and 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.

21) Prior to the first use of the development hereby approved a final external signage strategy for the entire building shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include that there will be no vinyl signs within any windows and that projecting signs should not exceed 30mm. The approved strategy shall then be implemented and used to inform any future advertisement applications for the building.

Reason - In the interest of visual amenity pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

22) (a) 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
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

(b ) Dwg T(440) SHOP FRONT DETAILS and subject to final agreement of paint colour and specification as required by condition 22 (j)

(c) On the basis of implementation in accordance with the following in relation to this item:
1995-1995 Interior Repair Specification 16-01-2025 V3

(d) ) T(410) - WC VENT DETAIL,i) Details of making good parts of the building that are to be the subject of removals and / or demolition;
On the basis of implementation in accordance with the following in relation to these items:
1995 - Interior Existing Fabric Treatment Schedule - Rev A
1995-1995 Interior Repair Specification 16-01-2025 V3
and subject to final sign off of samples on site in accordance with the INTERIOR FABRIC TREATMENT SCHEDULE Rev A;and

(e) Atelier. MB M&E Strategy 16-01-26 in relation to the building fit out;
CCTV cameras as shown on the following dwgs:
1995 P(222) D Proposed Elevation - Princess Street - Signage Strategy;
1995 P(212) E Proposed Elevation - Mosley Street - Signage Strategy;
1995 P(202) C Proposed Elevation - Back George Street - Signage Strategy; and
Datasheet Wall Mount Bracket and Datasheet CCTV

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.

23) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following 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:

(i) Details of reinstatement of windows;

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.

24) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following item 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.

25) 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;

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.

26) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following item 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:

Works to basement windows and pavement lights to Princess Street and final design details;

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.

27) 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;

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

**Appendix 1 – List of consultees & neighbours notified**

Highway Services
Heritage & Urban Design
Greater Manchester Police
Transport For Greater Manchester
Metrolink

16 Princess Street, Manchester, M1 4NB
14 Princess Street, Manchester, M1 4NB
5 Back George Street, Manchester, M1 4NA
77A Mosley Street, Manchester, M2 3HR
72 George Street, Manchester, M1 4HF
Obi Property Limited, 80 Mosley Street, Manchester, M2 3FX
Suite 3B, 80 Mosley Street, Manchester, M2 3FX
Suite 4A, 80 Mosley Street, Manchester, M2 3FX
Second Floor, 12 Princess Street, Manchester, M1 7AG
The Alan Hotel, 18 Princess Street, Manchester, M1 4LG
Ban Di Bul Restaurant, 77 Princess Street, Manchester, M2 4EG
12 Princess Street, Manchester, M1 7AN
Manchester Art Gallery, Mosley Street, Manchester, M2 3JL
Basement To Third Floor, 79 Mosley Street, Manchester, M2 3LQ
Suite 1B, 80 Mosley Street, Manchester, M2 3FX
Suite 1A, 80 Mosley Street, Manchester, M2 3FX
Suite 2B, 80 Mosley Street, Manchester, M2 3FX
Suite 3A, 80 Mosley Street, Manchester, M2 3FX
Suite 2A, 80 Mosley Street, Manchester, M2 3FX
77 Mosley Street, Manchester, M2 3HR
Cafe Nero, 80 Mosley Street, Manchester, M2 3FX
Suite 9, 80 Mosley Street, Manchester, M2 3FX
Suite 8, 80 Mosley Street, Manchester, M2 3FX
Suite 7B, 80 Mosley Street, Manchester, M2 3FX
Suite 7A, 80 Mosley Street, Manchester, M2 3FX
Suite 6B, 80 Mosley Street, Manchester, M2 3FX
Suite 6A, 80 Mosley Street, Manchester, M2 3FX
Suite 5B, 80 Mosley Street, Manchester, M2 3FX
Suite 5A, 80 Mosley Street, Manchester, M2 3FX
Suite 4B, 80 Mosley Street, Manchester, M2 3FX
83 Mosley Street, Manchester, M2 3LQ

**Appendix 2 – Planning constraints**

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - George Street Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -

Area Team Boundary - Name: CENTRAL