

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

Approval of details reserved by condition

Applicant

Transport For Greater Manchester (TFGM)
Bus Depot Queens Road
Manchester
M8 8UT

Agent (if used)

Sean Monaghan
MOJO Architects
Waterside Business Center
Manchester
WN7 4DB

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 4 (paint colour), 5 (internal fit-out) and 6 (MEP) attached to Listed Building Consent referenced 142912/LO/2025

Location: Bus Depot, Queens Road, Manchester, M8 8UT

Date of application: 25 October 2025

Application number: CDN/25/1025

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition 4 - Paint colours

The following information has been submitted in respect of this planning condition:

- o 23008-MOJO-XX-XX-SP-A-M60 REV P02: Paints and Clear Finishes (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-ZZ-SC-A-406001 REV P01: Interior Finishes Board - WCs (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-ZZ-SC-A-406002 REV P01: Interior Finishes Board - Engineer's Canteen (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-ZZ-SC-A-406003 REV P01: Interior Finishes Board - Office (Prepared by MOJO; Dated 14/10/2025)

All stamped as received by the City Council as Local Planning Authority on 20/10/2025.

The above information has been considered and is acceptable in regard to condition 4 only. To fully comply with the condition the approved details shall be implemented as part of the development.

Condition 4 is now formally discharged on this basis.

Condition 5 - Internal fit-out

The following information has been submitted in respect of this planning condition:

- o 24032-MOJO-XX-XX-RP-000001-S4-P01: Method Statement - Brickwork Openings (Prepared by MOJO)
- o 24032-MOJO-XX-XX-RP-000002-S4-P01: Method Statement - Wall and Floor Tiles (Prepared by MOJO)
- o 24032-MOJO-XX-XX-RP-000003-S4-P01: Method Statement - Opaque Film (Prepared by MOJO)

- o 24032-MOJO-XX-XX-SP-A-K10 REV P02: Gypsum board dry linings/ partitions/ ceilings (Prepared by MOJO; Dated 13/10/2025)
- o 24032-MOJO-XX-XX-SP-A-K32 REV P03: Panel Cubicles (Prepared by MOJO; Dated 13/10/2025)
- o 24032-MOJO-XX-XX-SP-A-K40 REV P02: Suspended Ceilings (Prepared by MOJO; Dated 13/10/2025)
- o 24032-MOJO-XX-XX-SP-A-M40 REV P01: Tiling (Prepared by MOJO; Dated 13/10/2025)
- o 24032-MOJO-XX-XX-SP-A-M50 REV P04: Sheet Flooring (Prepared by MOJO; Dated 13/10/2025)
- o 23008-MOJO-XX-XX-SP-A-M60 REV P02: Paints and Clear Finishes (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-XX-XX-SP-A-L20 REV P01: Doors (Prepared by MOJO; Dated 15/10/2025)

- o 24032-MOJO-01-00-DR-A-PL4202 REV P05: Proposed Wall Finishes - Level 00 (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-00-DR-A-PL4302 REV P03: Proposed Floor Finishes - Level 00 (Prepared by MOJO; Dated 14/04/2025)
- o 24032-MOJO-01-00-DR-A-PL5002 REV P01: MEP Layouts - Level 00 (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-00-DR-A-PL7401 REV P01: Proposed Sanitaryware & FFE (Prepared by MOJO; Dated 14/10/2025)

- o 24032-MOJO-01-ZZ-SC-A-406001 REV P01: Interior Finishes Board - WCs (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-ZZ-SC-A-406002 REV P01: Interior Finishes Board - Engineer's Canteen (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-ZZ-SC-A-406003 REV P01: Interior Finishes Board - Office (Prepared by MOJO; Dated 14/10/2025)

All stamped as received by the City Council as Local Planning Authority on 20/10/2025.

- o Email from MOJO Architects (Dated 18/12/2025; Received at 16:56)
- o Proposed location of vents image (Prepared by MOJO; Dated 18/12/2025; Received in email attachment at 16:56)

The above information has been considered and is acceptable in regard to condition 5 only. To fully comply with the condition the approved details shall be implemented as part of the development.

Condition 5 is now formally discharged on this basis.

Condition 6 - MEP

The following information has been submitted in respect of this planning condition:

- o 24032-MOJO-XX-XX-RP-000001-S4-P01: Method Statement - Brickwork Openings (Prepared by MOJO)
- o 24032-MOJO-01-00-DR-A-PL5002 REV P01: MEP Layouts - Level 00 (Prepared by MOJO; Dated 14/10/2025)
- o 24032-MOJO-01-00-DR-A-PL7401 REV P01: Proposed Sanitaryware & FFE (Prepared by MOJO; Dated 14/10/2025)

All stamped as received by the City Council as Local Planning Authority on 20/10/2025.

- o Email from MOJO Architects (Dated 18/12/2025; Received at 16:56)
- o Proposed location of vents image (Prepared by MOJO; Dated 18/12/2025; Received in email attachment at 16:56)

The above information has been considered and is acceptable in regard to condition 6 only. To fully comply with the condition the approved details shall be implemented as part of the development.

Condition 6 is now formally discharged on this basis.

Date: 23 December 2025

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 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.

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 his 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.