MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant	Agent (if used)
CD9 Properties (Manchester) Ltd C/o Agent	Eleanor Scrafton Deloitte LLP 100 Embankment Manchester M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 9(Partial Discharge) (Strip Out Works (Storage of Heritage Items)), 10 (Partial Discharge) (Details and Conservation Strategies), Large Metalwork items, Small Metalwork items, Metalwork Survey, Cupola MEP and Sprinkler Works, Stain Glass Iron Frame Removal (Cupola Restoration) and Stained Glass Restoration)) and 39 (Window Fritting/ Obscuration) attached to planning permission 141594/JO/2024

Location: Former Debenhams, 109 - 127 Market Street, Manchester, M60 1TA

Date of application: 17 November 2025

Application number: CDN/25/1101

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 9c (Partial Discharge) (Strip
Condition 9c (Partial Discharge) (Strip Out Works (Storage of Heritage Items): On the basis of implementation in accordance with the following:

Strip Out Works (CDN/22/0779); Malrod Asbestos Removal Method Statement - with Appended Site Photographs and Locations by OHS (as received by the City Council on 26.10.2022); Removal of non-significant fabric: HNCMS-01-MS-001 7th Floor (as received by the City Council on 26.10.2022); HNCMS-01-MS-001 Removal of Air Handling Units 7th Floor (as received by the City Council on 26.10.2022); HNCMS-001-MS-004 Demolition block and Stud walls (as received by the City Council on 26.10.2022); HNCMS-001-MS-003 Removal of Floor Coverings (Machine All Floors) (as received by the City Council on 26.10.2022); and Planning Method Statement for the Removal of Asbestos Rev: Rev B prepared by Russell WBHO, containing the following appendices: *Non-Licenced Asbestos Strip Method Statement prepared by Reddish Vale; *Enabling Works Method Statement prepared by Reddish Vale; *Escalator Removal Method Statement prepared by Reddish Vale; and *Soft Strip Works Method Statement prepared by Reddish Vale (as received by the City Council on 22.03.2023); and

Storage of Heritage Items Document by Stephen Levrant Heritage Architecture; dated April 2025 (This should inform the Strategy for the re-use / relocation of any original features, fixtures, or fittings within the final proposals (condition12(f)) including incorporation of any exposed element of original shopfront.

the condition is discharged in respect of the strip out items identified in the above.

NB this partial discharge superseeds the approved documents within application ref no 141594/JO/2024 for condition 9(c)

Condition 10 (Partial Discharge) (Detail
Condition 10 (Partial Discharge) (Details and Conservation Strategies)On the basis of implementation in accordance with the following

Large Metalwork Items:

Method Statement: Ironwork Insitu Vs Offsite Restoration Method Statement by Calibre Metalwork.

Method Statement: 14no Windows - Removal Restoration Installation by Calibre Metalwork dated January 2025.

Method Statement: Bronze Frieze Removal Restoration Installation by Calibre Metalwork dated January 2025.

Method Statement: Honeycomb Removal Restoration Installation Methodology by Calibre Metalwork; dated January 2025.

Method Statement: Laylight Removal Restoration Installation Heritage by Calibre Metalwork; dated January 2025.

Method Statement: Level 6 Balconies Removal Restoration Installation by Calibre Metalwork; dated January 2025.

Method Statement: Spandrel Panels Methodology by Calibre Metalwork; dated January 2025.

Small Metalwork Items:

Method Statement: Non-Intrusive Condition Survey by Calibre Metalwork; dated November 2024.

Method Statement: 14no Windows - Removal Restoration Installation by Calibre Metalwork; dated January 2025.

Method Statement: Bronze Frieze Removal Restoration Installation by Calibre Metalwork dated January 2025.

Method Statement: Honeycomb Removal Restoration Installation Methodology by Calibre Metalwork dated January 2025.

Method Statement: Laylight Removal Restoration Installation Heritage by Calibre Metalwork dated January 2025.

Method Statement: Level 6 Balconies Removal Restoration Installation by Calibre Metalwork dated January 2025.

Method Statement: Spandrel Panels Methodology by Calibre Metalwork; dated January 2025. Method Statement: Clock and Gantry
Installation by Calibre Metalwork; dated January 2025. Proposed Elevation A (South) Metalwork (Drawing Ref. 1526AL(92)001) by Jeffrey Bell Architects, dated March 2023.

Heritage Putty Product Data Sheet by Hodgson Sealants, dated August 2019.

Incralac Protective Lacquer for Non Ferrous Metals; Brass & Copper Technical Data Sheet by Indestructible Paint Ltd.

Pheonix Metal Casement Putty Product Data Sheet by Hodgson Sealants, dated July 2013.

Brown Bronze Patina Powder Safety Data Sheet, dated August 2020.

Renaissance Metal Decorroder Safety Data Sheet by Talas, dated June 2018.

Metalwork Survey:

Method Statement: Non-Intrusive Condition Survey by Calibre Metalwork, dated November 2024

Cupola MEP (sprinkler) Works:

Seventh Floor Dining Room Proposed Ceiling Plan (Drawing Ref. 1526-AL(80)-5501) by Jeffrey Bell Architects, dated July 2023.

Proposed Typical Soffit Scenario Level 07 Cupolas (Drawing Ref. 1526-AL(28)120) by Jeffrey Bell Architects, dated December 2023.

Level 7 Heritage Plaster Note.

Heritage Paint Colour Strategy

Stained Glass Iron Frame Removal (Cupola Restoration): Method Statement: Metal Frieze and Stain Glass Removal by Calibre Metalwork.

Stained Glass Restoration:

Method Statement: Restoration of Stain Glass Horizontal Lights by Calibre Metalwork, dated November 2024.

the condition is discharged in relation to the following items of work:

Large Metalwork items, Small Metalwork items, Metalwork Survey, Cupola MEP and Sprinkler Works, Stain Glass Iron Frame Removal (Cupola Restoration) and Stained Glass Restoration)

Condition 39 (Window Fritting/ Obscurati
Condition 39 (Window Fritting/ Obscuration): On the basis of implementation in accordance with the following:

the condition is discharged

Date: 8 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 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 of 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.