

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

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

Listed Building Consent

Applicant

Dr Thom Keep
The Portico Library
57 Mosley Street
Manchester
M2 3HY

Agent (if used)

Dr Tom Brigden
Purcell Architecture Ltd.
St James Building
79 Oxford Street
Manchester
M1 6FQ

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for the refurbishment of the existing building including alterations to provide level access throughout and to upgrade environmental performance.

Location: 57 Mosley Street, Manchester, M2 3HY

Date of application: 18 September 2025

Application number: 143816/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

Site location plan received by the City Council as local planning authority on 26 August 2025

The drawings referenced:

243337-PUR-ZZ-00-DR-A-2101 Rev C03
243337-PUR-ZZ-00-DR-A-9201 Rev P01
243337-PUR-ZZ-01-DR-A-0102 Rev C03
243337-PUR-ZZ-01-DR-A-2102 Rev C03
243337-PUR-ZZ-01-DR-A-9202 Rev P01
243337-PUR-ZZ-02-DR-A-2103 Rev C03
243337-PUR-ZZ-03-DR-A-2104 Rev C03
243337-PUR-ZZ-B1-DR-A-0100 Rev C03
243337-PUR-ZZ-B1-DR-A-2100 Rev C03
243337-PUR-ZZ-B1-DR-A-9200 Rev P01
243337-PUR-ZZ-XX-DR-A-0115 Rev C03
243337-PUR-ZZ-XX-DR-A-0116 Rev C03
243337-PUR-ZZ-XX-DR-A-2110 Rev C03
243337-PUR-ZZ-XX-DR-A-2115 Rev C03
243337-PUR-ZZ-XX-DR-A-2116 Rev C03
243337-PUR-ZZ-XX-DR-A-2117 Rev C03
J7590-MXF-ZZ-ZZ-SK-Y-10401 Rev P02
J7590-MXF-ZZ-00-DR-M-10100 Rev P01
J7590-MXF-ZZ-B1-DR-M-10100 Rev P01
J7590-MXF-ZZ-01-DR-M-10100 Rev P01
J7590-MXF-ZZ-02-DR-M-10100 Rev P01
J7590-MXF-XX-ZZ-DR-M-10300 Rev P01
J7590-MXF-ZZ-ZZ-SK-Y-10402 Rev P02
J7590-MXF-ZZ-00-DR-P-12100 Rev P01
J7590-MXF-ZZ-01-DR-P-12100 Rev P01
J7590-MXF-ZZ-02-DR-P-12100 Rev P01
J7590-MXF-ZZ-B1-DR-P-12100 Rev P01
J7590-MXF-XX-ZZ-DR-P-12300 Rev P01
J7590-MXF-ZZ-00-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-B1-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-01-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-P-10100 Rev P01
J7590-MXF-ZZ-01-DR-P-20100 Rev P01
J7590-MXF-ZZ-02-DR-P-20100 Rev P01
J7590-MXF-ZZ-B1-DR-P-20100 Rev P01
J7590-MXF-ZZ-00-DR-M-20100 Rev P01
J7590-MXF-ZZ-01-DR-M-20100 Rev P01
J7590-MXF-ZZ-02-DR-M-20100 Rev P01
J7590-MXF-ZZ-B1-DR-M-20100 Rev P01
J7590-MXF-ZZ-RF-DR-M-20100 Rev P01
J7590-MXF-XX-ZZ-DR-P-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-ZZ-00-DR-E-22100 Rev P01

J7590-MXF-ZZ-01-DR-E-22100 Rev P01
J7590-MXF-ZZ-02-DR-E-22100 Rev P01
J7590-MXF-ZZ-B1-DR-E-22100 Rev P01
J7590-MXF-XX-ZZ-DR-E-21300 Rev P01
J7590-MXF-ZZ-01-DR-E-23100 Rev P01
J7590-MXF-ZZ-02-DR-E-23100 Rev P01
J7590-MXF-ZZ-B1-DR-E-23100 Rev P01
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-E-30100 Rev P01
J7590-MXF-ZZ-01-DR-E-30100 Rev P01
J7590-MXF-ZZ-00-DR-E-30100 Rev P01
J7590-MXF-ZZ-01-DR-E-30100 Rev P01
J7590-MXF-ZZ-02-DR-E -30100 Rev P01
J7590-MXF-ZZ-B1-DR-E-30100 Rev P01
J7590-MXF-ZZ-00-DR-E-61100 Rev P01
J759 -MXF-ZZ-02-DR-E-61100 Rev P01
J7590-MXF-ZZ-B1-DR-E-61100 Rev P01
J7590 -MXF-ZZ-01-DR-E-61100 Rev P01
J7590-MXF-ZZ-00-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01
J7590-MXF-ZZ-02-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01
31593/6001 Rev P01
31593/6002 Rev P01
31593/6100 Rev P01
31593/6101 Rev P01
31593 SK-10 Rev 01
31593 SK-11 Rev 01
31593 SK-12 Rev 01
31593 SK-13 Rev 01
31593 SK-20 Rev 01
31593 SK-21 Rev 01
31593 SK-30 Rev 01
31593 SK-31 Rev 01
31593 SK- 910 Rev 01
31593 SK- 920 Rev 01
31593 SK-14 Rev 01

Received by the City Council as local planning authority on 26 August 2025

243337-PUR-ZZ-00-DR-A-2106 Rev P01
243337-PUR-ZZ-00-DR-A-2108 Rev P01
243337-PUR-ZZ-01-DR-A-2107 Rev P01
243337-PUR-ZZ-B1-DR-A-2105 Rev P01
243337-PUR-ZZ-XX-DR-A-0118 Rev P01

Received by the City Council as local planning authority on 16 September 2025

Design and Access Statement Issue 3 prepared by Purcell received by the City Council
as local planning authority on 24 November 2025
Internal Repair Works Commentary for Stage 3 prepared by Purcell received by the City
Council as local planning authority on 26 August 2025

Schedule of Heat Generation Equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10000 Rev P01 received by the City Council as local planning authority on 26 August 2025

Schedule of Heat Emitters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025

Fan Schedule prepared by Max Fordham referenced 07590-MXF-XX-XX-SH-M-20002 Rev P01 received by the City Council as local planning authority on 26 August 2025

Schedule of Electric Water Heaters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025

Schedule of piped supply equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025

Civils General Notes prepared by Price & Myers referenced 31593-0002 Rec P01 received by the City Council as local planning authority on 26 August 2025

Stage 3 MEP Report Rev P01 prepared by Max Fordham received by the City Council as local planning authority on 26 August 2025

Structural & Civil Engineering Stage 3 Report prepared by Price & Myers received by the City Council as local planning authority on 26 August 2025

Noise Impact Assessment Rev P01 prepared by Max Fordham received by the City Council as local planning authority on 26 August 2025

The Daytime Bat Survey prepared by Rachel Hacking Ecology received by the City Council as local planning authority on 26 August 2025

The Heritage Impact Assessment prepared by Chambers Conservation Ltd received by the City Council as local planning authority on 26 August 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) Full repair schedules and method statements for the repair works to the roof, glazed dome and all fabric repair works shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of repair works. All repairs shall then be completed in line with these approved documents prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

4) No external alterations shall take place until hand size samples and product specifications of the following new materials to be used on the external elevations and roof of the building have been submitted to and approved in writing by the Local Planning Authority.

- a) New stone for the portico steps
- b) Slim-lite glazing

- c) Window
- d) Downpipes
- e) Grilles
- f) Pavement lights
- g) Vents
- h) brick
- i) Plant screen

The development shall then be carried out in accordance with the approved details/samples.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) Full and final details of the works to the basement vault including scaled existing and proposed cross sections shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to remove the portico steps. The works to the basement shall then be fully implemented only in accordance with the approved details and completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Full and final details of the alterations to the existing front entrance door and fanlight of the Mosley Street elevation including existing and proposed cross sections at 1:5 scale and a method statement for the works shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to the existing door and/or fanlight. The works to the door and fanlight shall then be fully implemented only in accordance with the approved details and completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Full and final details of the roof finishes for the areas of roof that contain the approved external equipment shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the externally mounted equipment hereby approved. The approved roof finishes shall then be fully implemented only in accordance with the approved details and completed prior to the installation of the externally mounted equipment hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) A method statement for the installation of fan coil units at the base of internal ground floor columns and full and final details of the design of the associated boxing in shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to internal columns. These items shall then be installed only in accordance with the approved details and completed prior to the completion of the development hereby approved

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Full and final details of the works to windows including detailed scaled drawings of the installation of slim-lite glazing, repair schedules and method statements shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to any of the existing windows. The works to windows shall then be completed only in accordance with the approved details and be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Full and final details of the works to install the passenger lift including detailed scaled existing and proposed drawings of all floor and ceiling areas affected by this alteration and details of the finishes of the surrounding fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of the lift. The lift shall then be installed and the surrounding finishes completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Full and final details of the design of the works to alter the first floor to include a glazed opening between the ground floor and the first floor, including existing and proposed large scale drawings of the glazing and its surrounds, including jointing details shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any removal of fabric from the ground floor ceiling and/or floor of the first floor. The works to create this glazed opening shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) a) A detailed methodology and final details for the removal of the central stone steps from the Mosley Street/Portico frontage shall be submitted to and approved in writing prior to the removal of these stone steps.

b) An assessment of the extent of the reuse of the stone steps to be removed (a) in the construction of the internal entrance steps or in the flooring of the entrance shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the central portico steps.

c) Any stone that is incapable of reuse as confirmed in the assessment (b) shall be stored in a location and condition to be submitted to and approved in writing by the City Council as local planning authority prior to the removal of the central portico steps.

d) The removal works and any reuse and storage shall then be carried out fully and only in accordance with the approved information and shall be completed in line with these approved documents prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) a) A full paint analysis of the existing paintwork, including samples shall be submitted to and approved in writing by the City Council as local planning authority prior to the development of any redecoration works to any part of the premises.

b) Full and final details of the internal finishes and fittings informed by the above (a), including internal elevations, floor plans and reflected ceiling plans of new interior fittings and finishes including paint colours and specification shall be submitted to and approved in writing by the City Council as local planning authority prior to any redecoration works to any part of the premises.

c) The approved redecoration shall be implemented only in accordance with the approved information, and the repainting shall be completed prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Full and final details of the waterproofing of the basement shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to the basement. The waterproofing shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Full and final details of the works to install roof insulation, including a product specification of the insulation and a method for its installation shall be submitted to and approved in writing by the City Council as local planning authority prior to installing any insulation. The installation of insulation shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Full and final details of all M&E including positions, extent, materials and finishes including the design of any new light fittings shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any M&E equipment within the premises. The works shall be implemented only in accordance with the approved information prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle

of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

17) Full and final details of the design of the external lighting units, including a product specification (if available) and a method for the installation shall be submitted to and approved in writing by the City Council as local planning authority prior to installing any insulation. The installation of the insulation shall then be completed only in accordance with the approved details.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Full and final details of the basement grilles to include fully detailed drawings, including jointing and fixing details shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of these basement grilles. These works shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

19) Full and final details of the new steps and handrail to include fully detailed drawings shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of the works to the main entrance. These works shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

20) Prior to the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following removal shall be submitted to and approved in writing by the City Council as local planning authority. Any scaffold shall be erected, attached and dismantled only in accordance with the approved information and any making good works shall be completed prior to first occupation of the completed development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

21) The removal of the central portico steps hereby approved shall not be undertaken before and until a main building works contract for the carrying out of the building works as specified as for planning application referenced 143815/FO/2025 have been entered into. The evidence of that main building contract should be submitted for approval in writing by the City Council, as Local Planning Authority, prior to the works being undertaken.

Reason - In order to prevent the works to the listed structure taking place without realising the public and heritage benefits associated with the redevelopment of the site pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address:

www.manchester.gov.uk/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information

The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 12 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 Planning (Listed Buildings and Conservation Areas) Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/planning-inspectorate. The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.