MANCHESTER CITY COUNCIL

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.
- A fee is payable for each request to discharge conditions.
- 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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Mrs Sarah Ramsbottom
Castlefield Estates
2 Castle Street
Manchester
M3 4LZ

Agent (if used)

Mr Simon Davies
Tim Groom Architects
Eastgate
2 Castle Street
Manchester
M3 4LZ

Part 1 – Particulars of the application/development

Proposal: Variation of Condition 2 (Specified Plans) pursuant to Listed Building Consent 143965/LO/2025 to allow for internal reconfiguration.

Location: Merchants Warehouse, Castle Street, Manchester, M3 4LZ

Date of application: 2 February 2026

Application number: 145087/JO/2026

Part 2 – Particulars of decision

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

Article 35 Declaration

Condition(s) attached to this decision

1) The development must be begun not later than the 5 November 2028.

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

2) 2) The development hereby approved shall be carried out in accordance with the plans and documents received 12/09/2025 as part of application 143965/LO/2025:

Site Plans

- 1241-TGA-XX-00-DR-A-95200 - Site Location Plan P01
- 1241-TGA-XX-00-DR-A-95201 - Site Plan P01

- 1241-TGA-XX-01-DR-A-95302 - Demolition Plan - Level 01 P03
- 1241-TGA-XX-01-DR-A-95352 - Proposed Ceiling Plan - Level 01 P03
- 1241-TGA-XX-01-DR-A-95354 - Demolition Ceiling Plan - Level 01 P03

- 1241-TGA-XX-02-DR-A-95355 - Demolition Ceiling Plan - Level 02 P03
- 1241-TGA-XX-01-DR-A-95432 - Proposed Floor Finishes Plan - Level 01 P03
- 1241-TGA-XX-02-DR-A-95433 - Proposed Floor Finishes Plan - Level 02 P03
- 1241-TGA-XX-01-DR-A-95434 - Demolition Floor Finishes Plan - Level 01 P03
- 1241-TGA-XX-02-DR-A-95435 - Demolition Floor Finishes Plan - Level 01 P02

MEP

- 22741(52)110-P1-A1 PROPOSED AGD SERVICES LAYOUT LEVEL 1
- 22741(52)210-P1-A1 PROPOSED AGD SERVICES LAYOUT LEVEL 2
- 22741(53)110-P1-A1 PROPOSED HOT AND COLD WATER SERVICES LAYOUT LEVEL 1
- 22741(53)210-P1-A1 PROPOSED HOT AND COLD WATER SERVICES LAYOUT LEVEL 2
- 22741(56)110-P1-A1 PROPOSED HEATING AND COOLING SERVICES LAYOUT LEVEL 1
- 22741(56)210-P1-A1 PROPOSED HEATING AND COOLING SERVICES LAYOUT LEVEL 2
- 22741(57)110-P1-A1 PROPOSED VENTILATION SERVICES LAYOUT LEVEL 1
- 22741(57)210-P1-A1 PROPOSED VENTILATION SERVICES LAYOUT LEVEL 2
- 22741(62)110-P1-A1 PROPOSED SMALL POWER & DATA SERVICES LAYOUT LEVEL 1
- 22741(62)210-P1-A1 PROPOSED SMALL POWER & DATA SERVICES LAYOUT LEVEL 2
- 22741(63)110-P1-A1 PROPOSED LIGHTING AND EMERGENCEY LIGHTING LAYOUT LEVEL 1
- 22741(63)210-P1-A1 PROPOSED LIGHTING AND EMERGENCEY LIGHTING LAYOUT LEVEL 2
- 22741(68)110-P1-A1 PROPOSED FIRE ALARM & SECURITY SERVICES LAYOUT LEVEL 1
- 22741(68)210-P1-A1 PROPOSED FIRE ALARM & SECURITY SERVICES LAYOUT LEVEL 2

Details

- 1241-TGA-XX-ZZ-DR-A-22500 - Plasterboard lining reinstatement detail P02
- 1241-TGA-XX-01-DE-A-35500 - Ceiling remediation detail P02
- 1241-TGA-XX-ZZ-DE-A-43500 - Raised access floor remediation detail P02

Documents

- 1241-TGA-XX-XX-SH-A-FI_40_78_00001 - Scope of Works Revision P02 works index received 12/09/2025
- 1241-TGA-XX-XX-RP-A-FI_10_10-00250 - Design and Access Statement received 12/09/2025
- the Heritage statement REV.A dated 10th October 2025 and received 10/10/2025 by the City Council as Local Planning Authority.

As well as the following drawings and documents received 02/02/2026 pursuant to application 145087/JO/2026

- 1241-TGA-XX-01-DR-A-32200 P06
- 1241-TGA-XX-01-DR-A-95304 P04

As well as the following drawings received 27/02/2026:

- 1241-TGA-XX-02-DE-A-35501 P02
- 1241-TGA-XX-02-DR-A-95303 P04
- 1241-TGA-XX-02-DR-A-95305 P04
- 1241-TGA-XX-02-DR-A-95353 P04

As well as the following document received 25/03/2026:

- Brickwork repair method statement referenced 1241-TGA-XX-XX-RP-A-PM_60_90_40-00003 P01

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

3) 3) The details of the approved strip out of the unit shall be carried out in accordance with the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development (as approved under CDN/26/0048). For the avoidance of doubt, these details consist of the following documents:

- Merchants Warehouse - Cat A Contract Programme received 15/01/2026
- Strip Out Works Method Statement Version No. 001 prepared by Stredder Group and received 15/01/2026

- Merchants Warehouse Listed Building Consent Close Out Rev a document prepared by Mountain Earth and received 18/03/2026

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) 4) The details of the approved repair and making good works shall be carried out in accordance with the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development (as approved under CDN/26/0048). For the avoidance of doubt, these details consist of the following documents:

- Merchants Warehouse - Cat A Contract Programme received 15/01/2026
- Strip Out Works Method Statement Version No. 001 prepared by Stredder Group and received 15/01/2026

- 1241-TGA-XX-XX-RP-A-PM_60_90_40-00002 REV 01 dated 10.03.26, prepared byTim Groom Architects and received 18/03/2026
- Merchants Warehouse Listed Building Consent Close Out Rev a document prepared by Mountain Earth and received 18/03/2026

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

5) 5) The details of the approved Level 02 brickwork repairs hereby approved shall be carried out in accordance with the approved details received by the City Council, as Local Planning Authority and remain in situ for the duration of the construction of the development. For the avoidance of doubt, these details consist of the following documents:

o Proposed Plan Level 02 referenced: 1241-TGA-XX-02-DR-A-95303 P04

o Brickwork repair method statement referenced 1241-TGA-XX-XX-RP-A-PM_60_90_40-00003 P01 received 25/03/2026

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

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: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

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: 27 March 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 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 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-decision . 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.