

TECHNICAL NOTE

Consulate General of Ireland - Manchester

SUBJECT	PROJECT NO.	DATE
Operating Schedule / Management Strategy	100114757	23 January 2026

Introduction

This Operating Schedule / Management Strategy has been prepared by AtkinsRéalis on behalf of the Department of Foreign Affairs for Ireland as part of the planning application for the proposed change of use from an existing office to a Consulate, with associated external alterations, on the sixth floor of the Hyphen building, at 75 Mosley Street in central Manchester.

The Consulate General of Ireland in Manchester aims to enhance Ireland's diplomatic presence in the northern region of the UK, fostering stronger political, economic, and cultural ties. The purpose of the Consulate is to serve as a hub for political engagement, facilitating dialogue and collaboration between Ireland and regional UK authorities, whilst also supporting the Irish community and promoting Irish culture through events and exhibitions. It will also facilitate trade and investment opportunities, strengthening business relationships and economic cooperation. Additionally, the Consulate will provide essential consular services, ensuring Irish citizens in the region have access to necessary support.

Overall Strategy

The Operating Schedule / Management Strategy for the Consulate General of Ireland, Manchester based at the sixth floor of Hyphen building, 75 Mosley Street will follow the approach established by the existing building landlord and the building management company.

There are three primary functions of operation for Consulate General of Ireland, Manchester that will be undertaken within the sixth floor of the Hyphen building, including:

1. General office functions;
2. Diplomatic, representation, promotion and engagement;
3. Public facing consular services.

The general office functions will operate during weekday daytime hours whilst the Consulate office shall operate public office hours, during which the premises will be open to members of the public, as follows:

Monday to Friday: 10:00–12:30 and 14:30–16:30.

The diplomatic and representational nature of its work means that the Consulate will host occasional invitation-only events and engagements outside of these general and public office hours.

The nature of such events will vary and may include morning meetings, evening receptions and occasionally weekend openings. Such events will **commence no earlier than 06:00 and conclude no later than 23:00**. These events are necessary, for instance, to promote an Irish community/business initiative or the occasional visit by a member of the Irish Government. Such events would be beneficial to the Irish community and contribute to furthering relations between Ireland and Greater Manchester and British-Irish relations more broadly.

The staff of Consulate General of Ireland, Manchester will utilise the existing facilities of Hyphen including the reception concierge at the Mosley Street entrance, the gym, and coffee shop, as well as car parking, cycles facilities (including showers and lockers), via the vehicle lift entrance on Nicholas Street.

Servicing & Waste

Servicing and Waste will be aligned to the existing building strategy that (approved under application 111682/FO/2016/C2) predominantly utilises Back George Street. This provided vehicle tracking for light goods vehicles and larger refuse vehicles collecting waste three times per week. Refuse created by Consulate General of Ireland, Manchester will be collected and separated on the sixth floor before being transferred to the building's existing central bin store facility at ground floor, with these centralised Eurobins being moved to kerbside by building management on collection days. Further detail on the waste management is provided in the Waste Management Strategy submitted in support of this application.