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

Bruntwood Pall Mall Ltd
C/o Agent

Agent (if used)

Mr Joshua Wyatt-Smith
Deloitte
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Variation of condition 2 and 4 attached to Listed Building Consent 133880/LO/2022 to make internal and elevational alterations including Disabled Access Lift Removal, Ground Floor Connection into adjacent Pinnacle Building and Additional Office Amenity Space and installation of Food and Beverage Unit Door

Location: Pall Mall Court , King Street, Manchester, M2 4PD

Date of application: 11 July 2025

Application number: 143431/JO/2025

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

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. Pre application advice has been sought in respect of this matter where early discussions took place regarding the siting/layout, scale, design and appearance of the development along with the impact on the listed building. Further work and discussion shave taken place with the applicant through the course of the application. The proposal is considered to be acceptable and therefore determined within a timely manner.

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 be carried out in accordance with the following drawings and documents:

The drawings referenced:

6911-IDSR-XX-00-DR-I-35200 Rev P05
6911-IDSR-XX-01-DR-I-35201 Rev P05
6911-IDSR-XX-02-DR-I-35202 Rev P05
6911-IDSR-XX-03-DR-I-35203 Rev P05
6911-IDSR-XX-04-DR-I-35204 Rev P05
6911-IDSR-XX-05-DR-I-35205 Rev P05
6911-IDSR-XX-06-DR-I-35206 Rev P05
6911-IDSR-XX-11-DR-I-35211 Rev P04
6911-IDSR-XX-B1-DR-I-35198 Rev P05
6911-IDSR-XX-LG-DR-I-35199 Rev P05
6911-IDSR-XX-ZZ-DR-I-35207 Rev P05
6911-SRA-ZZ-00-DR-A-00952 Rev P05
6911-SRA-ZZ-00-DR-A-01100 Rev P09
6911-SRA-ZZ-00-DR-A-20100 Rev P19
6911-SRA-ZZ-01-DR-A-20101 Rev P18
6911-SRA-ZZ-02-DR-A-20102 Rev P18
6911-SRA-ZZ-03-DR-A-20103 Rev P18
6911-SRA-ZZ-04-DR-A-20104
6911-SRA-ZZ-05-DR-A-21604 Rev P05
6911-SRA-ZZ-05-DR-A-21605 Rev P05
6911-SRA-ZZ-06-DR-A-20106 Rev P13
6911-SRA-ZZ-07-DR-A-20107 Rev P13
6911-SRA-ZZ-08-DR-A-20108 Rev P13
6911-SRA-ZZ-09-DR-A-20109 Rev P13
6911-SRA-ZZ-10-DR-A-20110 Rev P13
6911-SRA-ZZ-11-DR-A-20111 Rev P13
6911-SRA-ZZ-B1-DR-A-20098 Rev P21
6911-SRA-ZZ-B1-DR-A-24107 Rev P05
6911-SRA-ZZ-LG-DR-A-00951 Rev P05
6911-SRA-ZZ-LG-DR-A-21650 Rev P05
6911-SRA-ZZ-LG-DR-A-21653 Rev P02
6911-SRA-ZZ-XX-DR-A-20204 Rev P01
6911-SRA-ZZ-XX-DR-A-20205 Rev P01
6911-SRA-ZZ-XX-DR-A-20855 Rev P03
6911-SRA-ZZ-XX-DR-A-21603 Rev P03
6911-SRA-ZZ-XX-DR-A-21651 Rev P03
6911-SRA-ZZ-XX-DR-A-21652 Rev P03
6911-SRA-ZZ-XX-DR-A-24101 Rev P03
6911-SRA-ZZ-XX-DR-A-24102 Rev P03
6911-SRA-ZZ-XX-DR-A-24103 Rev P03
6911-SRA-ZZ-XX-DR-A-24104 Rev P03
6911-SRA-ZZ-XX-DR-A-24105 Rev P03
6911-SRA-ZZ-XX-DR-A-24106 Rev P03
PM- DWC- 00- DR- S- 102 Rev P05
PM- DWC- 05- DR- S- 501 Rev P06
PM- DWC- 06- DR- S- 601 Rev P04
PM- DWC- 06- DR- S- 602
PM- DWC- 06- DR- S- 603 Rev P01

PM- DWC- XX- DR- S- 610 Rev P04
PM-DWC-B1-DR-S-DR01 Rev P02
PM- DWC- LGF- DR- S- 101 Rev P05
PM- DWC- LGF- DR- S- 140 Rev P03
PM- DWC- LGF- DR- S- 150 Rev P03
PM- DWC- XX- DR- S- 160 Rev P02

Received by the City Council as local planning authority on 25 May 2022

7240-SRA-ZZ-XX-DR-A-21203
4500-QSL-GF-XX-DR-Y-002
7240-SRA-ZZ-05-DR-A-21605 Rev C02
7240-SRA-ZZ-LG-DR A-20099 Rev C02
7240-SRA-ZZ-05-DR-A-20105 Rev C04
7240-SRA-ZZ-11-DR-A-20111 Rev C02
7240-SRA-ZZ-XX-DR-A-20200 Rev C01
7240-SRA-ZZ-XX-DR-A-20201 Rev C01
7240-SRA-ZZ-XX-DR-A-20202 Rev C01
7240-SRA-ZZ-XX-DR-A-20203 Rev C01
7240-SRA-ZZ-XX-DR-A-20800 Rev C01
7240-SRA-ZZ-XX-DR-A-20801 Rev C01
7240-SRA-ZZ-XX-DR-A-20802 Rev C01
7240-SRA-ZZ-XX-DR-A-20851 Rev C01
7240-SRA-ZZ-XX-DR-A-20852 Rev C01
7240-SRA-ZZ-XX-DR-A-20853 Rev C01
7240-SRA-ZZ-XX-DR-A-20854 Rev C01
7240-SRA-ZZ-XX-DR-A-21602 Rev C02
7240-SRA-ZZ-XX-DR-A-21200 Rev C02
7240-SRA-ZZ-XX-DR-A-21201 Rev C02
7240-SRA-ZZ-XX-DR-A-21202 Rev C02
7240-SRA-ZZ-XX-DR-A-21203 Rev C02
6911-SRA-ZZ-ZZ-DR-A-00950 Rev P03
6911-SRA-ZZ-ZZ-DR-A-20500 Rev P04
6911-SRA-ZZ-ZZ-DR-A-21601 Rev P03
6911-SRA-ZZ-ZZ-DR-A-21699 Rev P01
6911-SRA-ZZ-XX-DR-A-21203
7420-SRA-XX-XX-DR-A-SK150
6911-CES-XX-00-DR-E-6302
6911-CES-XX-01-DR-E-6303
6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009
6911-CES-XX-00-DR-E-6302

6911-CES-XX-01-DR-E-6303
6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009

Received by the City Council as local planning authority on 24 June 2025

The following documents:

Design and Access Statement (including Waste Management Strategy) prepared by SheppardRobson,
Planning Statement prepared by Deloitte,
Statement of Community Consultation prepared by Deloitte,
Public Benefits Statement prepared by Deloitte,
Heritage Statement prepared by SLHA,
Options Appraisal Matrix prepared by Technical Team,
Structural Statement prepared by DWLLP,
Crime Impact Statement provided by Greater Manchester Police,
Marketing Report (Market Positioning) prepared by Savills,
Environmental Standards Statement/Net Zero Carbon Strategy prepared by Ramboll,
Ecological Survey including Bat Survey prepared by Tyler Grange,
Arboriculture Report prepared by Tyler Grange, Energy Strategy including Ventilation and Extraction - prepared by Ramboll, Local Labour Agreement - prepared by Bruntwood Works, Framework Construction Management Statement - prepared by GMI, Acoustic Assessment - prepared by dBx Acoustics, Roof Design Development - prepared by Sheppard Robson, Materials Tracker - prepared by Deloitte, Construction Management Plan - prepared by Bruntwood Works, Record of Paint Finishes - prepared by Hirst Conservation, Glazing Option Matrix Report - prepared by Wintech Façade Engineering, Lift Lobby Mosaic Proposals - prepared by Bruntwood,

Received by the City Council, as Local Planning Authority, on the 25 May 2022.

Received by the City Council as local planning authority on 17 July 2025

King Street Entrance Platform Lift Removal Strategy prepared by Sheppard Robson
External DDA Lift Removal: Methodology prepared by Dragonfly
Pall Mall Court, Ground Floor Connection Methodology prepared by Dragonfly
Materials Schedule, prepared by Dragonfly
Local Labour Agreement, prepared by Dragonfly
General Arrangement - Level 00 - Birdbox Markup, prepared by Sheppard Robson
Pall Mall Court, External Plant Scheme prepared by DBX
Ventilation Schematic Tower Block - AHU-01 (C3781-HEC-ZZ-ZZ-SM-M-700) prepared by Hurstwood Environmental

Ventilation Schematic King Street Block - AHU-02 (C381-HEC-ZZ-ZZ-SM-M-5701) prepared by Hurstwood Environmental
AC and Ventilation Services Layout Ground Floor Level (ME-57-GF-01) prepared by Hurstwood Environmental
The Luminaria Schedule - prepared by Artin Creative Lighting Design referenced 201879-SCH-1001
Pall Mall Court, Luminaire Schedule - prepared by LDL Lighting
Pall Mall Court - Framework Travel Plan, prepared by Ramboll
Pall Mall Court- Internal Signage Report prepared by Place Marque
Pall Mall Court, Commercial Unit Opening Hours, prepared by Bruntwood
Pall Mall Court, Roof Terrace Opening Hours, prepared by Bruntwood
Pall Mall F&B Outdoor Seating Product Sheet prepared Dragonfly
Pall Mall Court, Landscape Management Plan referenced 1620013339-RAM-XX-XX-RP-L00001
Tower AHU Plant Screen Appraisal prepared by Sheppard Robson referenced 7240-SRA-XX-ZZ-SK-A-SK106
Design and Access Statement referenced 6911-SRA-ZZ-XX-RP-A-001
The Luminaria Schedule, prepared by Artin Creative Lighting Design referenced 201879-SCH-1001

Received by the City Council as local planning authority on 17 July 2025

The door sketches referenced 150908_SRA
The drawing referenced 7240-SRA-XX-ZZ-DR-A-SK154

Received by the City Council as local planning authority on 11 September 2025

The Outdoor Seating Strategy prepared by Bruntwood SciTech received by the City Council as local planning authority on 12 September 2025

The Mitsubishi Electric specification sheet referenced LGH-RVS-E received by the City Council as local planning authority on 13 September 2025

The drawing referenced 7240 SRA ZZ XX DR A 20200 Rev C02 received by the City Council as local planning authority on 17 September 2025

The note prepared by Dragonfly Acoustics referenced 22023-LD7-SW received by the City Council as local planning authority on 22 September 2025

The Internal Sign Report prepared by Place Marque received by the City Council as local planning authority on 25 September 2025

Materials Samples Tracker received by the City Council as local planning authority on 23 October 2025

Tenant Fit Out Guide, prepared by Sheppard Robson received by the City Council as local planning authority on 7 November 2025

Pall Mall Court - External Signage Proposal prepared by Place Marque received by the City Council as local planning authority on 13 November 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) The demolition, extension and alteration of Pall Mall shall be completed in accordance with the Letter of Intent related to the Redevelopment of Pall Mall Court, King Street, Manchester received by the City Council, as Local Planning Authority, on the 20 April 2023.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building 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.

4) The development hereby approved shall be carried out in accordance with the Materials Samples Tracker prepared by Sheppard Robson Architects and Dragonfly received by the City Council , as Local Planning Authority, on the 28 October 2025 and the physical samples viewed on site.

The approved materials shall be implemented as part of the development and shall remain in place for so long as the development is in use.

Reason - In the interest of the ensuring appropriate modification of the listed building pursuant to policies SP1, EN3 and DM1 of the Manchester Core Strategy (2012).

5) The repair works to the interior and exterior mosaic tiles shall be completed fully in accordance with the 'Listed Building Consent - Condition 5 Internal & External Mosaic Tile Repair' received by the City Council, as Local Planning Authority, on the 9 January 2025.

The approved details and method statement shall be implemented as part of the development and completed prior to the first occupation of the development.

Best endeavours shall be made to use salvage mosaics and other materials wherever possible in the works associated with the development. Should it not be possible to use salvage material in the restoration then notification shall be made to the City Council, as Local Planning Authority, prior to the starting of the works. Suitable materials shall then be agreed with the City Council, as Local Authority, and used where necessary.

Reason - To ensure that a satisfactory restoration and repair of the exterior of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG

6) Mechanical and electrical (M & E) installations (including CCTV, lighting, plumbing and platform lift) attached to any listed fabric shall be implemented fully in accordance with the following:

ME-59-01-01 Rev P4,
ME-59-02-01 Rev P4,
ME-59-03-01 Rev P4,
ME-59-04-01 Rev P5,
ME-59-05-01 Rev P5,
ME-59-06-01 Rev P3,
ME-59-07-01 Rev P3,

ME-59-08-01 Rev P5,
ME-59-09-01 Rev P6,
ME-59-10-01 Rev P5,
ME-59-b-01 Rev P5,
ME-59-GF-01 Rev P4,
ME-59-LGF-01 Rev P5
ME-59-XX-01 Rev P1

received by the City Council, as Local Planning Authority, on the 28 November 2024

The development shall then be carried out in accordance with the details approved and thereafter be retained as approved throughout the life of the development. Should the M & E no longer be required, they should be removed, and the elevations should be made good following a scheme previously approved in writing by the City Council, as Local Planning Authority.

Reason:- To ensure the M & E at the development does not harm the Listed structure and is attached appropriately to the historic fabric pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995).

7) The internal and external works shall be carried out in accordance with the following information:

Method Statement

- Drawings:
o PM-DWC-B1-DR-S-100 Rev P04
o 6911-SRA-ZZ-00-DR-A-01100 Rev P09
o 6911-SRA-ZZ-B1-DR-A-01098 Rev P08
o 6911-SRA-ZZ-LG-DR-A-01099 Rev P09

The above was received by the City Council, as Local Planning Authority, on the 24 April 2023
- Emails from Deloitte dated 14 June
- Condition 7d: Signage Method Statement
- Pall Mall Court - Internal Signage Report
- Pall Mall Court - External Signage Report
- 6911 SRA ZZ XX DR A 20200 (P08) General Arrangement North Elevation
- 6911 SRA ZZ XX DR A 20201 (P08) General Arrangement East Elevation
- 6911 SRA ZZ XX DR A 20202 (P08) General Arrangement South Elevation
- 6911 SRA ZZ XX DR A 20203 (P07) General Arrangement West Elevation
- 6911 SRA ZZ XX DR A 20204 (P02) General Arrangement Elevation Returns 1 of 2-
6911 SRA ZZ XX DR A 20205 (PO4) General Arrangement Elevation Returns 2 of 2
- Condition 7f - Intrusive Investigation Method Statement
- Fosroc Renderoc Data Sheet
- Non-Destructive Test of Concrete Structures Using: FERROSCAN
- Floor Investigation Works Marsden St & King St Blocks Roof & 4th Floor Levels, PM-DWCXX-DR-S001
- 6911-SRA-ZZ-04-DR-A-20104 (P21) 3rd-4th floor
- 6911-SRA-ZZ-10-DR-A-20110 (p21) 5th-10th floor

Received by the City Council, as Local Planning Authority, on the 9 January 2025

- Updated report Received by the City Council, as Local Planning Authority, on the 16 June 2025

Received by the City Council, as Local Planning Authority, on the 9 January 2025
Details received by the City Council, as Local Planning Authority, on the 26 June 2023

The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the works is done in a manner which does not harm the fabric of the Listed structure and the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) The repair works be completed in accordance with Listed Building Consent - Condition 8 Methodology Received by the City Council, as Local Planning Authority, on the 9 January 2025 prior to the first occupation of the development.

Should any parts of the Listed structure become damaged as a consequence of the alterations then such damage should be made good following a method of works previously agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) The opening up and installation of new doors shall be carried out in accordance with the following:

Listed Building Consent - Condition 9 Installation of New Doors

Received by the City Council, as Local Planning Authority, on the 9 January 2025

7240-SRA-XX-11-DR-A-SK105 REV P01 Dummy Door received by the City Council, as Local Planning Authority, on the 16 June 2025

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the

Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

10) The installation of new ceilings and partition walls shall be carried out in accordance with the document entitled Details received by the City Council, as Local Planning Authority, on the 26 June 2023

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed prior to the first occupation of the commercial units.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

11) The scaffolding and support structure to the listed building shall be carried out in accordance with drawings D-2022-0970(01-02) and D-2022-0970(01-03) and the scaffolding repair methodology received by the City Council, as Local Planning Authority, on the 5 October 2022. The repair to the listed building once the scaffold is remove shall be carried out in accordance with these details.

Reason - To ensure that a satisfactory interventions into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

12) The approved lighting scheme as detailed within the following information:

The drawings referenced:

6911-CES-XX-00-DR-E-6302
6911-CES-XX-01-DR-E-6303
6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009
6911-CES-XX-00-DR-E-6302
6911-CES-XX-01-DR-E-6303

6911-CES-XX-02-DR-E-6304
6911-CES-XX-03-DR-E-6305
6911-CES-XX-04-DR-E-6306
6911-CES-XX-05-DR-E-63037
6911-CES-XX-06-DR-E-6308
6911-CES-XX-07-DR-E-6309
6911-CES-XX-08-DR-E-6310
6911-CES-XX-09-DR-E-6311
6911-CES-XX-10-DR-E-6312
6911-CES-XX-B1-DR-E-6300
6911-CES-XX-LG-DR-E-6301
6911-CES-XX-RF-DR-E-6313
CES529-CES-XX-XX-TS-E-0002
CES529-CES-XX-XX-TS-E-0009

and the Luminaria Schedule - prepared by Artin Creative Lighting Design referenced 201879-SCH-1001 and the Pall Mall Court, Luminaire Schedule - prepared by LDL Lighting shall be implemented in full prior to the first use of development and shall remain in operation for so long as the development is occupied.

Reason - In the interests of amenity, crime reduction and the personal safety of those using the proposed development in order to comply with the requirements of policies SP1 and DM1 of the Core Strategy.

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: 24 November 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 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.