

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

Mr Francis Kyekye
Transport for Greater Manchester (TFGM)
Bus Depot
Queens Road
Manchester
M8 8UT

Agent (if used)

Mrs Sarah Harrison
Jefferson Sheard Architects
Rhodesia House
52 Princes Street
Manchester
M1 6JX

Part 1 – Particulars of the application/development

Proposal: Listed Building Consent for internal alterations and refurbishment to the ground floor office block including: the reconfiguration of spaces, removal of modern partitions, removal of surface fixed services together with the repair of existing building fabric and insertion of new glazed partitions to form new reception and offices.

Location: Bus Depot, Queens Road, Manchester, M8 8UT

Date of application: 7 August 2025

Application number: 143664/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

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. 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) 2) The development hereby approved shall be carried out in accordance with the documents labelled:

- o 2576-JSA-XX-00-DR-A-02201 REV P5 - Proposed Ground Floor GA Plan
- o 2576-JSA-XX-00-DR-A-03100 REV P3 - Demolition Plan
- o 2576-JSA-XX-00-DR-A-04201 REV P3 - Proposed Internal Elevations GF.01
- o 2576-JSA-XX-00-DR-A-04203 REV P2 - Proposed Internal Elevations GF.02
- o 2576-JSA-XX-00-DR-A-04204 REV P3 - Proposed Internal Elevations GF.03_04
- o 2576-JSA-XX-00-DR-A-04205 REV P3 - Proposed Internal Elevations GF.05
- o 2576-JSA-XX-00-DR-A-04206 REV P3 - Proposed Internal Elevations GF.06
- o 2576-JSA-XX-00-DR-A-04207 REV P3 - Proposed Internal Elevations GF.07_13_14
- o 2576-JSA-XX-00-DR-A-04008 REV P3 - Proposed Internal Elevations GF.08
- o 2576-JSA-XX-00-DR-A-04209 REV P3 - Proposed Internal Elevations GF.09
- o 2576-JSA-XX-00-DR-A-04210 REV P2 - Proposed Internal Elevations GF.10
- o 2576-JSA-XX-00-DR-A-04211 REV P3 - Proposed Internal Elevations GF.11
- o 2576-JSA-XX-00-DR-A-04212 REV P2 - Proposed Internal Elevations GF.12
- o 2576-JSA-XX-00-DR-A-25101 REV P2 - Reflected Ceiling Plan Proposed
- o 2576-JSA-XX-00-DR-A-02501 REV P2 - Proposed Detailed plan
- o 2576-JSA-XX-00-DR-A-43200 REV P3 - Proposed Finishes Plan
- o 2576-JSA-XX-00-DR-A-70210 REV P3 - Proposed Reception desk details
- o 2576-JSA-XX-00-DR-A-70100 REV P6 - Proposed FFE Plan
- o 2576-JSA-XX-00-DR-A-60500 REV P1 - Proposed Fire strategy Plan
- o 2576-JSA-XX-00-DR-A-01400 REV P2 - Proposed Door types / details
- o 2576-JSA-XX-00-SH-A-32601 REV P1 - Internal / External Door Schedule
- o OPP30767-PLA-XX-GF-DR-X-0001 REV P01 - GF OFFICE (GF.01) ELEVATION
- o OPP30767-PLA-XX-GF-DR-X-0002 REV P01 - GROUND FLOOR OFFICE (GF.01) PURE20XL & ISOCLEAR 34 SYSTEM SECTIONS, DETAILS & CLEAR OPENING PLAN
- o OPP30767-PLA-XX-GF-DR-X-0003 REV P01 - GROUND FLOOR OFFICE (GF.13) & OFFICE (GF.14) PURE20XL & ISOCLEAR 34 SYSTEM SECTIONS, DETAILS & CLEAR OPENING PLAN
- o OPP30767-PLA-XX-GF-DR-X-0004 REV P01 - GROUND FLOOR OFFICE (GF.02) ELEVATION
- o OPP30767-PLA-XX-GF-DR-X-0005 REV P01 - GROUND FLOOR OFFICE (GF.14) PURE20XL SYSTEM SECTIONS & DETAILS
- o TFGM 01 REV P2 - PROPOSED POWER & CONTAINMENT LAYOUT
- o TFGM 02 REV P2 - PROPOSED LIGHTING LAYOUT
- o TFGM 03 REV P2 - PROPOSED FIRE ALARM LAYOUT
- o TFGM 05 REV P2 - PROPOSED LTHW LAYOUT
- o Heritage Statement: Office & Reception Refurbishment (Prepared by Stephen Levrant Heritage Architecture, Dated 14/07/2025)
- o JR-3399-25: Hardware Schedule (Prepared by Synthesis Hardware, Dated 20/06/2025)
- o Building Engineering Services Stage 3 Report: Revision T02 (Prepared by Beehive Building Consultancy, Dated 26/06/2025)

Received by the City Council, as Local Planning Authority, on 7 August 2025.

- o 2576-JSA-XX-00-DR-A-22500 REV P3 - Proposed Partition details

- o 2576-JSA-XX-00-DR-A-06400 REV P4 - Window Elevation Types
- o 2576-JSA-XX-00-SH-A-3260 REV P2 - Window schedule
- o Design & Access Statement: Revision II (Prepared by Jefferson Sheard Architects, Dated November 2025)
- o Architectural Finishes Schedule: Revision 4 (Prepared by Jefferson Sheard Architects, Dated 06/11/2025)

Received by the City Council, as Local Planning Authority, on 20 November 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

3) Prior to the installation of any floor finish, samples of all floor finishes shall be submitted for approval in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the 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.

4) Prior to the refurbishment of the existing windows, a detailed method statement for window repairs shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the 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.

5) a) Prior to the refurbishment of the existing windows, a detailed method statement for window paint removal shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved paint removal shall be carried out in accordance with the approved details.

b) Prior to the stripping of the existing windows, the sampling and analysis of paint to windows shall be conducted and details shall be submitted to and approved in writing by the City Council as Local Planning Authority.

c) Subject to the outcome of the window paint analysis, the final window paint specification details, which shall include the proposed colouration and finish, will be approved in writing by the City Council as Local Planning Authority. The approved repainting of windows shall be carried out in accordance with the approved paint specification details.

Reason - To ensure that satisfactory interventions into the Listed Building and the 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.

6) Prior to the installation of the Histoglass glazing, as identified within the Window Schedule, received by the City Council, as Local Planning Authority on 20 November 2025, an on-site finished single windowpane sample with the Histoglass glazing shall be

in situ for inspection and approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the 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.

7) Prior to the installation of gypsum and lime plaster repairs, samples of both plaster finishes shall be in situ for inspection for inspection and approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the 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.

8) a) Prior to the refurbishment of the glazed bricks, a detailed method statement for paint and/or plaster removal shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) Prior to the refurbishment of the glazed bricks, an on-site finished area of cleaned glazed brick, shall be in situ for inspection and approval in writing by the City Council, as Local Planning Authority. The glazed brick refurbishment shall then be carried out in accordance with these details.

Reason - To ensure that satisfactory interventions into the Listed Building and the 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.

9) Notwithstanding the details set out in condition 2, prior to the installation of the manifestation pattern on any glazed partition, a sample manifestation design shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance 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.

10) Prior to the installation of any vent, a heritage style vent design and sample shall be submitted for approval in writing by the City Council, as Local Planning Authority. The sample shall include details of the finish. The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance 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.

11) Prior to the installation of the electric heater to GF.10 WC, as shown on plan reference 2576-JSA-XX-00-DR-A-04210 P2, proposed heater specification details shall

be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance 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.

12) Prior to the installation of any new obscure film to the windows, a sample and specification of film and a detailed method statement (including how film will be applied to the glazing) shall be submitted for approval in writing by the City Council, as Local Planning Authority. An on-site finished single obscure glazed windowpane shall be in situ for inspection and approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented as part of the development.

Reason - To ensure that satisfactory interventions into the Listed Building and the 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.

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: 15 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.