

## **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](mailto:planning@manchester.gov.uk)

## **Town & Country Planning Act 1990 (as amended)**

### **Planning Permission**

#### **Applicant**

Southern Green Properties Ltd  
C/o Agent

#### **Agent (if used)**

Alex Welby  
Deloitte LLP  
100 Embankment  
Cathedral Approach  
Manchester  
M3 7FB

### **Part 1 – Particulars of the application/development**

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**Proposal:** Variation to Listed Building Consent 137958/JO/2023 to amend Condition 10 (phasing).

**Location:** 69 - 75 Piccadilly, Manchester, M1 2BS

**Date of application:** 2 December 2025

**Application number:** 144661/JO/2025

### **Part 2 – Particulars of decision**

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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**

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Officers have worked with the applicant in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

### **Condition(s) attached to this decision**

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- 1) The development must be begun not later than 16.12.2023

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:

(a) Site Plan 1936-FCBS-ZZ-SP-PL-A-01SP and Location Plan 1936-FCBS-ZZ-XX-PL-A-0001;

(b) Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 1936-FCBS-ZZ-ZZ-PL-A-0805\_REV B, 1936-FCBS-ZZ-GF-DR-A-2810\_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510\_REV A, NOTES-017-PHASE ONE PLANNING NOTES\_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL\_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

and remaining works excluding the above set out within the following (Phase 2):

(b) Dwgs 1936-FCBS-ZZ-SP-PL-A-05SP, 1936-FCBS-ZZ-B2-PL-A-05B2, 1936-FCBS-ZZ-B1-PL-A-05B1, 1936-FCBS-ZZ-GF-PL-A-05GF, 1936-FCBS-ZZ-01-PL-A-0501, 1936-FCBS-ZZ-02-PL-A-0502, 1936-FCBS-ZZ-03-PL-A-0503, 1936-FCBS-ZZ-04-PL-A-0504, 1936-FCBS-ZZ-05-PL-A-0505, 1936-FCBS-ZZ-06-PL-A-0506, 1936-FCBS-ZZ-07-PL-A-0507, 1936-FCBS-ZZ-08-PL-A-0508, 1936-FCBS-ZZ-09-PL-A-0509, 1936-FCBS-ZZ-10-PL-A-0510, 1936-FCBS-ZZ-RF-PL-A-05RF, 1936-FCBS-ZZ-ZZ-PL-A-0701, 1936-FCBS-ZZ-ZZ-PL-A-0702, 1936-FCBS-ZZ-ZZ-PL-A-0703, 1936-FCBS-ZZ-ZZ-PL-A-0801, 1936-FCBS-ZZ-ZZ-PL-A-0802, 1936-FCBS-ZZ-ZZ-PL-A-0803, 1936-FCBS-ZZ-ZZ-PL-A-0804, 1936-FCBS-ZZ-ZZ-PL-A-0805 and 1936-FCBS-ZZ-ZZ-PL-A-0806;

(c) Dwgs 1936-FCBS-ZC-ZZ-PL-A-0901, 1936-FCBS-ZC-10-PL-A-0902, 1936-FCBS-ZC-GF-PL-A-0903, 1936-FCBS-ZC-ZZ-PL-A-0904, 1936-FCBS-ZC-10-PL-A-0905, 1936-FCBS-ZB-ZZ-PL-A-0911 and 1936-FCBS-ZB-09-PL-A-0912;

(d) Illustrative Views 1936-FCBS-ZZ-ZZ-PL-A-0951, 1936-FCBS-ZZ-ZZ-PL-A-0952, 1936-FCBS-ZZ-ZZ-PL-A-0953, 1936-FCBS-ZZ-ZZ-PL-A-0954, 1936-FCBS-ZZ-ZZ-PL-A-0955 and 1936-FCBS-ZZ-ZZ-PL-A-0956;

(e) Survey Plans 1936-FCBS-ZA-B2-PL-A-10B2, 1936-FCBS-ZA-B1-PL-A-10B1, 1936-FCBS-ZA-GF-PL-A-10GF, 1936-FCBS-ZA-01-PL-A-1001, 1936-FCBS-ZA-02-PL-A-1002, 1936-FCBS-ZA-03-PL-A-1003, 1936-FCBS-ZA-04-PL-A-1004 and 1936-FCBS-ZA-RF-PL-A-10RF;

(f) Preparation Plans 1936-FCBS-ZA-B2-PL-A-11B2, 1936-FCBS-ZA-B1-PL-A-11B1, 1936-FCBS-ZA-GF-PL-A-11GF, 1936-FCBS-ZA-01-PL-A-1101, 1936-FCBS-ZA-02-PL-A-1102, 1936-FCBS-ZA-03-PL-A-1103, 1936-FCBS-ZA-04-PL-A-1104 and 1936-FCBS-ZA-RF-PL-A-11RF;

(g) Intervention Plans 1936-FCBS-ZA-B2-PL-A-12B2, 1936-FCBS-ZA-B1-PL-A-12B1, 1936-FCBS-ZA-GF-PL-A-12GF, 1936-FCBS-ZA-01-PL-A-1201, 1936-FCBS-ZA-02-PL-A-1202, 1936-FCBS-ZA-03-PL-A-1203, 1936-FCBS-ZA-04-PL-A-1204 and 1936-FCBS-ZA-RF-PL-A-12RF;

(h) Intervention Sections 1936-FCBS-ZA-ZZ-PL-A-1403, 1936-FCBS-ZA-ZZ-PL-A-1411 and 1936-FCBS-ZA-ZZ-PL-A-1421;

(i) Intervention Elevations 1936-FCBS-ZA-ZZ-DR-A-1503, 1936-FCBS-ZA-ZZ-DR-A-1505 and 1936-FCBS-ZA-ZZ-DR-A-1507;

(j) Sections (c) and (d) of the Materials New Build Section of the Deloitte Design Response Tracker 30 10 20 and 1936-5-SKETCH-Stage 2-Response to Planning Design Queries\_201102

(k) Sections 6.6.1 - 6.6.5 (Hotel Operation) , 8.00 (Design Strategies), 7.1 and 10.2 (Accommodation Schedules) of the PICCADILLY HOTEL, 67-75 PICCADILLY / 4-6 NEWTON STREET, MANCHESTER, DESIGN AND ACCESS STATEMENT JULY 2020 by FCBS;

(l) 67 - 75 Piccadilly / 4 - 6 Newton Street, Waste Management and Servicing Strategy Curtins Ref: 71462-CUR-00-XX-RP-TP-003

Revision: V03 Issue Date: 17 July 2020 (Refuse Storage , management and capacity only) as amended by 71462 CUR 00 XX DR TP 75010 Rev P03;

(m) Recommendations in sections, 3, 4 and 5 and 6 of the Crime Impact Assessment Version C dated

(n) Recommendations within Clancy Consulting, Drainage Strategy, 67-75 Piccadilly / 4-6 Newton St, Manchester, 17th July 2020, 1/20573/REP/004 Rev P2 and United Utilities letter dated 19-08-19;

(o) Recommendations / measures within 67 - 75 PICCADILLY / 4 - 6 NEWTON STREET, MANCHESTER, Proposed Hotel, Air Quality Assessment Prepared for: Crookes Walker Consulting

(p) 67 - 75 Piccadilly / 4 - 6 Newton Street, Interim Travel Plan, Curtins Ref: 71462-CUR-00-XX-RP-TP-002, Revision: V03  
Issue Date: 17 July 2020

(q) Measures detailed within PICCADILLY HOTEL, MANCHESTER, ENVIRONMENTAL STANDARDS AND ENERGY STATEMENT JULY 2020 REF: 2018.222;

(r) Pestana Hotels OPERATIONAL MANAGEMENT STRATEGY FOR PICCADILLY HOTEL PART OF PROPOSALS FOR 67-75 PICCADILLY /4-6 NEWTON STREET MANCHESTER 13th JULY 2020;

(s) Crosby Grainger Architects Condition Survey 2019;

(t) 1936-7-SCHED-Material Schedule\_200716;

(u) 2187-PLA-XX-XX-DR-L-1001 S4 P02, 2187-PLA-XX-XX-DR-L-1002 S4 P02, 2187-PLA-XX-XX-DR-L-1004 and 2187-PLA-XX-XX-DR-L-1005 S4 P02; and

(v) Implementation of mitigation measures set out in Tyrer Ecological Consultants Ltd Letter dated 10-11-20 in relation to the roof stripping.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC6, CC7, CC9, CC10, T1, T2, EN1, EN2, EN3, EN6, EN8, EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19, DM1 and PA1 saved Unitary Development Plan polices DC18.1 DC19.1, DC20 and DC26.1.

3) Prior to commencement of demolition (Excluding works in Phase 1 as identified in Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805\_REV B, 1936-FCBS-ZZ-GF-DR-A-2810\_REV B, 1936-FCBS-ZA-ZZ-DR-A-

1510\_REV A, NOTES-017-PHASE ONE PLANNING NOTES\_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL\_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to the City Council as local planning authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building pursuant to saved policy DC18 of the Unitary Development Plan for the City of Manchester, policies SP1, EN3 and DM1 of the Core Strategy and the National Planning Policy Framework.

4) (i) Phase 1 of the development shall be implemented in accordance with the following:

Material Schedule Revision Date: 10.11.2020 Revision: A and 1936-1-NOTES-017-Phase One Planning Notes Rev B Schedule of Materials Document; and

Dwgs PICCADILLY HOTEL: PHASE 1 WORKS - TIMBER WINDOW SECTION (1936-5-DIAG-Phase 1), , PHM-FCBS-ZZ-ZZ-SK-1010 REV P01, Steel Beam into Masonry Detail 1/20573 001;

(ii) Notwithstanding the details submitted with the application, prior to commencement of the Phase 2 works ( remaining works excluding the above set out within the above ) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

Phase 2 works : New Build and Infill -Samples and specifications of all materials as relevant to that phase set out in Material Schedule Rev A prepared by FCB received on 10.11.20 to be used on all external elevations, drawings to illustrate details of full sized sample panels that will be produced where appropriate. The panels to be produced shall include jointing and fixing details between all component materials and any component panels , details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management;  
and

Listed Building - a programme for providing Details of all internal and external materials as relevant to that phase;

( b) Prior to commencement of Phase 2 submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle;

(c) The sample panels and quality control management strategy (New build and Infill only)for Phase 2 shall then be submitted and approved in writing by the City Council as local planning authority in accordance with the programme and dwgs as agreed above.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area

within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Prior to commencement of Phase 2 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 as relevant to that phase. No development in Phase 2 shall commence unless and until the above details have been agreed.

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) (i) The Phase 1 works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 1936-FCBS-ZZ-ZZ-PL-A-0805\_REV B, 1936-FCBS-ZZ-GF-DR-A-2810\_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510\_REV A, NOTES-017-PHASE ONE PLANNING NOTES\_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL\_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 shall be carried out in accordance with the following:

Document: 1-20573 SK007 Meaningful Start Structural Commentary Rev05 Structural Proposals;

Document: 1-20573 Ph1 Steel Beam into Masonry Detail Rev 00;

Document: 1-20573 SK007 Meaningful Start Structural Commentary Rev 0;

Dwg 1936-FCBS-ZA-GF-PL-A-12GF Rev P02; and

Dwg 1936-FCBS-ZA-ZZ-DR-A-1510 Rev A

(ii) Notwithstanding the details submitted with the application, prior to commencement of the Phase 2 works ( remaining works excluding the above set out within the above ) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) A schedule of any intrusive investigations and mitigation/ repair including details of the need for the works, the number, sizes, locations and method statement for each task including building protection works;

(b) A schedule of paint sampling including all painted surfaces such as the staircases, windows, walls and ceilings and panelling ( which may have originally been a exposed wood finish)as a record and in order to inform the proposed decoration,;

(c)Method statement for removal of any fabric as part of any strip out works (including original floor, wall, ceiling finishes) exposed during strip out works within 69-75 Piccadilly for (a) the ground floor and (b) the upper levels (which shall be subject to a watching brief) and for any proposals to repair fabric or structural works / repairs;

(d) Full details of all of the proposed structural works, fire treatment, floor protection, detailed investigation works and structural repairs to staircases including those as outlined in the supporting structural engineers report;

(e) Full scaled drawn details of M & E (Air conditioning and other internal and external plant) including elevations, sections and reflective ceiling plans; and

(f) Final lightwell design and reinstatement;

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

7) (i) The Phase 1 works as set out within the following: dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805\_REV B, 1936-FCBS-ZZ-GF-DR-A-2810\_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510\_REV A, NOTES-017-PHASE ONE PLANNING NOTES\_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL\_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

shall be implemented in accordance with the following:

Document : 1-20573-SK009 MEANINGFUL START STRUCTURAL COMMENTARY;  
Dwg PHM-FCBS-ZZ-ZZ-SK-1010 Rev P01;  
Dwg 1936-FCBS-ZZ-GF-PL-A-2810 Rev B;  
Dwg 1936-FCBS-ZA-ZZ-DR-A-1510 Rev A;  
Dwg 1936-FCBS-ZA-GF-PL-A-12GF Rev P02; and  
Deloitte Note e-mail 23 11 23

(ii) Notwithstanding the details within condition 2 (d) and the Crosby Grainger Architects Condition Survey 2019 (sections 2,3 and 4), prior to commencement of the Phase 2 works ( remaining works excluding the above set out within the above ) the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

final details (including where appropriate specification and method statement) or revised / updated specification and schedule of works in relation to the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2 subject to validation on site:

- (a) Works requiring immediate attention/investigation;
- (b) Works Strategy: Elevational
- (c) Works Strategy: Roof;
- (d) Works Strategy: Basement Fills;
- (e) Works Strategy: Floors 1-3;
- (f) Works Strategy: Floor 4
- (g) Works Strategy: Lightwell
- (h) Works Strategy: Stairwells
- (i) South Elevation (front, on to Piccadilly)
- (j) West Elevation (side, rear)

- (k)North Elevation (rear, onto Back Piccadilly)
- (l)Roof Level
- (m)B2 Sub Basement
- (n)F1 First Floor
- (o)F2 Second Floor
- (p)F3 Third Floor
- (q)F4 Fourth Floor
- (r)E Lightwell Elevations
- (s)S Stairwells
- (t)S1 Stairwell 1
- (u)S2 Stairwell 2
- (v)S3 Stairwell 3
- (x) Ceilings including repair and reinstatement of cornices;
- (y) Repair and relocation / reuse of fixtures and fittings and miscellaneous heritage items;
- (z)Reuse and repair of cast iron fireplaces;
- (aa)Lath and plaster wall repair and reinstatement;
- (bb)Window repair, reinstatement, replacement; and
- (cc)Reuse (where possible) and repair of panelled doors and associated fixture and fittings

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) (i) the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805\_REV B, 1936-FCBS-ZZ-GF-DR-A-2810\_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510\_REV A, NOTES-017-PHASE ONE PLANNING NOTES\_REV B, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL\_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

shall be implemented in accordance with the following:

Document: 1936-1-NOTES-017-Phase One Planning Notes Rev B Schedule of Materials;

PICCADILLY HOTEL: PHASE 1 WORKS - TIMBER WINDOW SECTION; and

Dwg 1936-FCBS-ZA-ZZ-DR-A-1510 Rev A

(ii) Notwithstanding the details as set out in condition 2 above prior to commencement of Phase 2 ( remaining works excluding the above set out within the above ) the final details (including where appropriate specification and method statement) of the following shall be submitted to and approved in writing by the City Council as Local Planning Authority as relevant to Phase 2

- (a) Installation of shop front - final details of the shop front and signage zone design to ground floor unit 69-75 Piccadilly;
- (b) Internal hotel fit out including all finishes (to be informed by (9 b) above) and fixtures and fittings;
- (c) Details of the bulkheads;
- (d) Details of repairs and upgrade of existing roof;
- (e) Details of the New rooflight design, specification and details ( These should be to a conservation specification and be low profile);
- (f) Details of secondary glazing;
- (g) Details and strategy for reusing original panelled / glazed doors to the new en-suites;
- (h) Details of the ground floor door opening in original panelling through to 67 Piccadilly and associated partitioning in this area;
- (i) Full details of how the staircase landing and handrail is being raised and modified and the interface with existing features and detailed works to repair staircases including the stone cantilevered staircase to basement;
- (j) Details of the work benches and raking 'scoop' feature (with a view to try and retain elements of this design or look at an adaptation in the same way as the benches to respect existing fabric and this element of the original design) including final details of the proposed joinery work to modify these features as well and details of their repair and restoration;
- (k) Details of new openings to form lift lobbies
- (l) A schedule of removal of redundant signs and external fixtures and fittings and details and including method statements for repair work and making good to external elevations;
- (m) Details of any proposed dampproofing;
- (n) A strategy for the location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment);

All of the above shall be implemented in accordance with the approved details before the development is first occupied:

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 policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) (i) The soft strip for Phase 1 works as set out within the following: dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805\_REV B, 1936-FCBS-ZZ-GF-DR-A-2810\_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510\_REV A, NOTES-017-PHASE ONE PLANNING NOTES\_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL\_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 ;

shall be implemented in accordance with the following:

Phase One - Building Recording Methodology 15/11/23 by FCBS

(ii) During soft-strip and demolition within Phase 2 ( remaining works excluding the above set out within the above ) a watching brief shall be in place (in conjunction with the requirements of condition 6 c) to record any additional inputs into the SLHA Inventory of Significant Fixtures and Features 03 11 2020. Where any additional historic fabric and features are uncovered (particularly within the ground floor unit) prior to their removal, agreement shall be sought from and approved in writing by the City Council as Local Planning Authority in relation to that phase.

A final report on the significance of the heritage interest represented shall then be provided for archive deposition prior to occupation in relation to that phase.

Reason: In accordance with NPPF Section 12, Paragraph 118 - To record and advance understanding of heritage assets impacted on by the development and to make information about the heritage interest publicly accessible

10) Notwithstanding the details within condition 2 no development other than in the Phase 1 Works as detailed on dwgs 1936-FCBS-ZA-GF-PL-A-12GF and GF-PL-A-12GF P01 stamped as received on 01-09-23 as amended by 936-FCBS-ZZ-ZZ-PL-A-0805\_REV B, 1936-FCBS-ZZ-GF-DR-A-2810\_REV B, 1936-FCBS-ZA-ZZ-DR-A-1510\_REV A, NOTES-017-PHASE ONE PLANNING NOTES\_REVB, MEANINGFUL START STRUCTURAL COMMENTARY and STEEL BEAM INTO MASONRY DETAIL\_REV 00 all stamped as received on 12-10-23 and Deloitte Clarification Note 17-10-23 shall be carried out pursuant to this permission if:

(a) the delivery partnership arrangement agreed by 1st July 2026, or  
(b) tender responses for full building contract by 1st January 2027, or  
(c) the contract for the demolition, construction and completion of the building hereby permitted has not been let by 1st July 2027 (and in each case evidence of compliance with these deadlines provided to the reasonable satisfaction of the LPA) any development activities on the site shall cease and no further development permitted by this planning permission shall be carried out.

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 and to ensure that the development is fully implemented within a defined timescale which allows for the particular site constraints associated with this site.

## **Informatives**

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### **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](http://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: 19 January 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](http://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](mailto:planning@manchester.gov.uk)) and the Planning Inspectorate ([inquiryappeals@planninginspectorate.gov.uk](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal. Further details are on [GOV.UK](http://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.