MANCHESTER CITY COUNCIL

Planning

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Mr Neil Lucas
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21-23 Quay Street
Manchester
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Date: 23 January 2026

Dear Sir/Madam,

Application under Section 96a of the Town & Country Planning Act 1990 (as amended) for a Non-Material change to a planning permission
Application No: 144348/NMC/2025
Description: Non Material Amendment to vary the wording of conditions 4 (Scaffolding),5 (Facade Retention Strategy), 6 (Details Pre-commencement),13 (Demolition CMP),15 (SUDS1) ,20 (Archaeology) and 48 (Bat Licence) attached to planning permission 139778/FO/2024 to amend requirements prior to any works permitted under condition 3(b) (Application ref no CDN/25/1015)
Location: Land Bound By Lever Street, Great Ancoats Street, Little Lever Street And Houldsworth Street, Manchester,

I refer to your application for a non-material amendment to planning permission reference 139778/FO/2024.

Reason 1: Following an assessment of the details and plans submitted, it is confirmed that the proposed amendments are considered to be of a non-material nature and acceptable to the City Council as Local Planning Authority. The City Council is satisfied that the proposed changes will have no material impact upon the previously approved scheme and the works will not adversely affect visual or residential amenity within the area or will they have any significant material impact upon the overall quality of the development

The proposed amendments are required to align the permission with the discharge of condition CDN/25/1015 (Condition 3b). This application therefore seeks to revise the wording of those conditions to allow for a phased delivery in tandem with an approval of the discharge of 3(b) which is required to be discharged in the interests of health and safety and the subsequent phasing of works on the site. This requires amendments to the wording of a number of conditions and the splitting of conditions to align with that phasing.

Therefore I can confirm that the proposed amendments are hereby **approved**.

It should be noted that this letter of consent does not supersede the decision notice attached to planning permission 139778/FO/2024. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval

139778/FO/2024 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions also now apply:

3) (a) No demolition works other than that permitted under application ref no CDN/25/1015

as set out within the following:

NXQ Lever Street , Manchester Existing Buildings November 2025 - Condition Appraisal by akt II dated November 2025; and

JUSTIFICATION FOR DEMOLITION OF 27 HOULDSWORTH STREET TO ACCESS THE UNSAFE BUILDINGS FOR DEMOLITION IN THE INTERESTS OF PUBLIC SAFETY stamped as received on 27-11-25

(which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development)

shall take place unless and until:

(b) 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 and signed off by the City Council as local planning authority;

Except where:

(c) Permitted demolition is urgently necessary in the interests of safety or health and evidence that demolition is the only measure that will remove those risks has been provided to and agreed in writing by the local planning authority prior to any approved demolition taking place;

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) (a) Before the installation of any scaffolding or supporting structure relating to the retained façade, a methodology and specification for any associated scaffolding and support structure for the facade 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. No development shall commence unless and until the above details have been agreed.

(b)For the avoidance of doubt, for works approved under 3 (a) of this permission details relevant to those works only should then be provided before the approved urgent demolition is commenced. Details relating to any other demolition works should be submitted and approved prior to those works being undertaken.

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.

5) Prior to any demolition other than that permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) commencing, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

(a) A Facade Retention Strategy and Methodology which needs to be based on a comprehensive structural survey of the building to ensure the facade retention is fully designed to ensure full retention and support of the retained elements of the proposals. A quality control / risk management strategy should be included to ensure a robust approach to protecting the heritage asset during the works.

The above shall include details of supports, fixings, restraint and building protection including monitoring, risk mitigation measures and vibration control.; and

(b) Details of any associated temporary enabling works that impact on the asset to include the removal of any vegetation which could cause structural issues.

All of the above should be prepared with input from a conservation accredited engineer

Reason - In the interests of visual amenity and because the proposed works affect a non designated heritage asset 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 SP1, DM1 and EN3 of the Core Strategy.

6) Notwithstanding the details as set out in condition 2 above, no demolition (excluding works to the screen wall and single storey ' outbuildings') and that permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development), shall commence unless and until final details (including where appropriate specification and method statement) of the following has been submitted to and approved in writing by the City Council as Local Planning Authority:

(a) Interface details between new and retained elements including the new party wall to 32 Great Ancoats Street; and

(b) Based on the full recording of 56 Lever Street and 58 Lever Street / 25 Houldsworth Street details of the key features of the facade that will need reinstating.

Reason - In the interests of visual amenity and because the proposed works affect a non designated heritage asset 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 SP1, DM1 and EN3 of the Core Strategy.

13) (a) No demolition works permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) shall commence unless and until a Demolition Method Statement/ Management Plan(including a structural method statement for the retained elements and a boundary treatment to the site during and following the permitted demolition) has been submitted to and approved in writing by the

City Council as Local Planning Authority. This should include a quality control / risk management strategy to ensure a robust approach to protecting the heritage asset during the works.

and also include the following details:

*Details of building protection;
*How materials will be recorded, removed and carefully stored and protected for re-use (including for the North Wall and screen wall to the highway);
*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
*Parking of construction vehicles and staff; and
* Sheeting over of construction vehicles.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

15) No work other than that permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not constitute commencement of development) hereby approved, shall commencement until a surface water drainage scheme in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards, has been submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

*Progression through the drainage hierarchy must be evidence based and supported by site investigation including assessments of ground conditions and infiltration testing in accordance with BRE365. Proposals of attenuation should achieve half drain time within 24 hours.

*Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice.

*Maximised integration of green SuDS components (utilising infiltration or attenuation) if practicable.

*Details of surface water attenuation to align with the Manchester, Trafford and Salford Strategic Flood Risk Assessment. For brownfield sites a minimum of 50% betterment is required for reduction in runoff rate compared to the existing rates with the aim of reducing to the Greenfield runoff rates.

*A finalised drainage layout showing all components, outfalls, levels and connectivity.

*An existing and proposed impermeable areas drawing to accompany all discharge rate calculations.

*Hydraulic calculations of the proposed drainage system, including all design parameters. Calculations must Include Critical Storm Events for the 1 in 2, 1 in 30 and 1 in 100 + 45% Climate Change. Results must demonstrate no surcharge for the 1 in 2, no flooding in the 1 in 30 and no flooding of buildings for the 1 in 100 + 45% Climate Change.

*A blockage risk assessment must be undertaken as part of the drainage strategy to support proposed flows less than 5 l/s.

*A plan indicating surface water overland flow routes for extreme events to ensure flows are diverted away from existing and proposed buildings (including basements).

*Construction details of flow control and SuDS elements.

*A plan indicating easements. SuDS features (including attenuation tanks) should be appropriately positioned, including a 2.5m easement from the existing highway and a 5m easement from any dwellings, guaranteeing accessibility for future maintenance and contingency for asset failure. This practice is in accordance with SuDS Manual (C753).

*CCTV survey of existing drainage system to understand condition, capacity, connectivity.

*Finished floor levels and proposed ground levels plan.

*The development shall be constructed and completed in accordance with the approved details prior to the first occupation/use of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of national policies within the NPPF and NPPG and local policies EN08 and EN14.

20) No demolition works permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) (in respect to the historic building investigation only) , relating to the historic building investigation shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

a. an historic building investigation (Level 3) of all standing historic buildings or structures that are to be removed or altered (including the building's facades) during the course of the development

b. archaeological evaluation trenching (to take place following the demolition of the extant buildings to slab level only, and prior to any remediation or development works)

c. pending the results of the above, targeted open-area excavation

2. A programme for post-investigation assessment to include:

a. production of a final report on the results of the investigations and their significance

3. Deposition of the final report with the Greater Manchester Historic Environment Record

4. Dissemination of the results of the archaeological investigations commensurate with their significance, including provision for the installation of permanent information panels

5. Provision for archive deposition of the report and records of the site investigation

6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design

Reason: In accordance with NPPF Section 16, Paragraph 211 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

48) The demolition works permitted under application ref no CDN/25/1015 (which are approved as urgently necessary in the interests of safety or health and do not for the avoidance of doubt constitute commencement of development) shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservati on for Habitats andSpecies Regulati ons 2019, authorising the specifi ed development to go ahead;

Or

Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)

Or

A statement in writing from the relevant licencing body or the LPA to the effect that it does not considerthat the development will require a licence.

Reason - In order to ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

55) Demolition of the remaining building fabric on the site hereby approved and not permitted under CDN/25/1015 shall not commence unless and until a Demolition Method Statement/ Management Plan(including a structural method statement for the retained elements and a boundary treatment to the site during and following demolition) has been submitted to and approved in writing by the City Council as Local Planning Authority. This should include a quality control / risk management strategy to ensure a robust approach to protecting the heritage asset during the works.

and also include the following details:

*Details of building protection;
*How materials will be recorded, removed and carefully stored and protected for re-use (including for the North Wall and screen wall to the highway);
*Display of an emergency contact number;
*Details of Wheel Washing;
*Dust suppression measures;
*Compound locations where relevant;
*Location, removal and recycling of waste;
*Routing strategy and swept path analysis;
*Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works;
*Parking of construction vehicles and staff; and
* Sheeting over of construction vehicles.

The approved Method Statement shall be adhered to throughout the Demolition period.

For the avoidance of the doubt the demolition of the buildings would not constitute commencement of development.

Reason: In the interests of the amenity of the area, pursuant to policies SP1, DM1, EN15, EN16, EN17 and EN18 of the Core Strategy and Guide to Development 2 (SPG)

56) No demolition of the remaining building fabric on the site hereby approved and not permitted under CDN/25/1015 (in respect to the historic building investigation only) , relating to the historic building investigation shall take place until the applicant or their agents or their successors in title has secured the implementation of a programme of archaeological works in accordance with a Project Design that has been submitted to and approved in writing by the local planning authority. The Project Design shall cover the following:

1. A phased programme and methodology of investigation and recording to include:

a. an historic building investigation (Level 3) of all standing historic buildings or structures that are to be removed or altered (including the building's facades) during the course of the development

b. archaeological evaluation trenching (to take place following the demolition of the extant buildings to slab level only, and prior to any remediation or development works)

c. pending the results of the above, targeted open-area excavation

2. A programme for post-investigation assessment to include:

a. production of a final report on the results of the investigations and their significance

3. Deposition of the final report with the Greater Manchester Historic Environment Record

4. Dissemination of the results of the archaeological investigations commensurate with their significance, including provision for the installation of permanent information panels

5. Provision for archive deposition of the report and records of the site investigation

6. Nomination of a competent person or persons / organisation to undertake the works set out within the approved Project Design

Reason: In accordance with NPPF Section 16, Paragraph 211 - To record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible.

57) No works other than the demolition permitted under CDN/25/1015 shall in any circumstances commence unless the Local Planning Authority has been provided with either:

A licence issued by Natural England pursuant to Regulation 55 of the Conservati on for Habitats andSpecies Regulati ons 2019, authorising the specifi ed development to go ahead;

Or

Evidence that the site is registered on an appropriate bat 'low impact' licence (CL21)

Or

A statement in writing from the relevant licencing body or the LPA to the effect that it does not considerthat the development will require a licence.

Reason - In order to ensure appropriate mitigation is agreed in order to mitigate against the impact on bat habitats pursuant to policy EN15 of the Manchester Core Strategy (2012).

Should you wish to discuss the matter further, please contact Angela Leckie using the details above.

Yours faithfully,



Julie Roscoe
Director of Planning, Building Control & Licensing