MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant	Agent (if used)
Mr Kalid Mohammed Smart Property Bridgewater Ltd 26 Chorley New Road Bolton BL14 4AP	Mr N Dawson Snook Architects 89 Wood Street Liverpool L1 4NU

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4 (Contract for Redevelopment), 5 (Scaffold), 6 (Historic Building Survey), 7 (Dormer Materials), 10 (Repairs & Alterations), 11 (M&E Details), 12 (Partition Details), 13 (Window Repairs), 15 (Cornices), 21 (Window Details), 24 (Exterior Fixture Details), 26 (Repointing) and 27 (Rooflights) of Listed Building Consent 134695/LO/2022

Location: Bridgewater House, 2 Silvercroft Street, Manchester, M15 4WG

Date of application: 27 October 2025

Application number: CDN/25/1036

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 6 - Historic Building Survey
Condition 6 is hereby formally discharged based on the submitted photographic surveys received by the Local Planning Authority on 27 October 2025.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition 4 - Contract for Redevelopment
Condition 4 requires evidence of a contract for the carrying out of the building works for the redevelopment of the site to be submitted prior to demolition. No evidence of a contract has been submitted. Therefore Condition 4 is not discharged at this time.

Condition 5 - Scaffold

The following information has been submitted to and considered by the Local Planning Authority:

Risk Assessment, Method Statement & Rescue Plan by LPG Scaffolding dated 15.10.2025.

Condition 5 requires the following details in relation to any scaffolding and support structure for the listed building: 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. This information has not been submitted. Therefore Condition 5 is not discharged at this time.

Condition 7 - Dormer Materials
The following information has been submitted to and considered by the Local Planning Authority:

Photograph of example of proposed metal dormer.

Condition 7 requires samples and specifications of all materials to be used on the dormers to be submitted to the Local Planning Authority. The submitted photograph is insufficient. A specification of the proposed material and a physical sample are required.

Given the above, Condition 7 is not discharged at this time.

Condition 10 - Repairs/Alterations
The following information has been submitted to and considered by the Local Planning Authority:

A photographic building condition survey of each room; and
Structural Inspection and Repair Specifications Ref 8383-ADS-XX-XX-CA-S-001-Repair Specification Rev P01 dated 7 February 2025 by ADS consult.

Condition 10 requires a full internal room-by-room schedule confirming the extent of repair and alteration works to all walls, floors, ceilings and historic features, including full details of any acoustic/thermal insulation and fire protection works.

The submitted method statement by ADS consult is generic and not specific to the building. Information detailing the proposed works of repair and alteration has not been submitted.

Given the above, Condition 10 is not discharged at this time.

Condition 11 - M&E Details
The following information has been submitted to and considered by the Local Planning Authority:

Mechanical & Electrical Performance Specification Reference:
CF/SPO/EF/2182_Tender Issue dated February 2025 by Progressive Services Design Ltd;
2182-E-61-0B-01 Rev T1 Indicative Existing Basement Power, Data and Voice Layout;
2182-E-61-00-02 Rev T1 Indicative Existing Ground Floor Power, Data and Voice Layout;

2182-E-61-01-02 Rev T1 Indicative Existing Building First Floor Power, Data and Voice Layout;
2182-E-61-02-02 Rev T1 Indicative Existing Building Second Floor Power, Data and Voice Layout;
2182-E-63-0B-01 Rev T1 Indicative Existing Building Basement Lighting and Emergency Lighting Layout;
2182-E-63-00-02 Rev T1 Indicative Existing Ground Floor Lighting and Emergency Lighting Layout;
2182-E-61-01-02 Rev T1 Indicative Existing Building First Floor Power, Data and Voice Layout (incorrect reference and title as appears to show Lighting and Emergency Lighting Layout);
2182-E-61-02-02 Rev T1 Indicative Existing Building Second Floor Power, Data and Voice Layout (incorrect reference and title as appears to show Lighting and Emergency Lighting Layout); and
2182-E-63-EX-01 Rev T1 Indicative External Electrical Services Layout.

Condition 11 requires details (including scaled cross sections, floor plans, ceiling plans and elevations of the location, appearance and method of installation) of M&E services. This should include any ventilation, ducting etc and a schedule of all fixtures (lights, electrical sockets, switches etc) including details of size, appearance, materials and finishes. These details have not been submitted.

Given the above, Condition 11 is not discharged at this time.

Condition 12 - Partition Details
The following information has been submitted to and considered by the Local Planning Authority:

Drawing number 147 Typical Wall/Floor Details.

Further information is required regarding details of shadow gaps where new walls abut historic walls and details of the perimeter walls where they butt up to windows and external doors.

Given the above, Condition 12 is not discharged at this time.

Condition 13 - Window Repairs
The following information has been submitted to and considered by the Local Planning Authority:

Window Survey
Drawing number 135-B typical window details; and
Sample window available for viewing on site.

Condition 13 requires a method statement and specifications for repair and replacement works to the windows, based on a detailed survey of the windows.

The submitted information is insufficient to discharge Condition 13. Not all the windows within the listed building are the same style; there is a variation in glazing bars and some have a curved top frame. The following information is required:

- a method statement for repairs/replacement works;
- a replacement window schedule;

- drawings showing details of the existing window types (including horizontal and vertical cross sections at a scale of 1:10 / 1:15 as appropriate), including timber type;
- drawings showing details of the proposed window types (including horizontal and vertical cross sections at a scale of 1:10 / 1:15 as appropriate), including timber type, glazing, paint finish and how trickle vents would be incorporated if they are proposed to be installed; and
- scaled cross sections and elevations of the typical replacement windows to show how they would relate to existing walls internally and externally as well as details of proposed architraves and joinery.

Given the above, Condition 13 is not discharged at this time.

Condition 15 - Cornices
The following information has been submitted to and considered by the Local Planning Authority:

Photographic survey; and
Statement within Conditions Tracker.

More detail is required, including drawings indicating where cornices are to be retained/reinstated and where new ones are to be installed, a method statement and specifications for repair and restoration of cornices.

Given the above, Condition 15 is not discharged at this time.

Condition 21 - Window Details
The following information has been submitted to and considered by the Local Planning Authority:

Drawing number 135-B typical window details; and
Sample window available for viewing on site.

Condition 21 requires full joinery details, including horizontal and vertical cross sections (scale 1:10 / 1:15 as appropriate) of all window types to be installed.

The submitted information is insufficient to discharge Condition 21. Not all the windows within the listed building are the same style; there is a variation in glazing bars and some have a curved top frame. The following information is required:

- a replacement window schedule;
- drawings showing details of the existing window types (including horizontal and vertical cross sections at a scale of 1:10 / 1:15 as appropriate), including timber type;
- drawings showing details of the proposed window types (including horizontal and vertical cross sections at a scale of 1:10 / 1:15 as appropriate), including timber type, glazing, paint finish and how trickle vents would be incorporated if they are proposed to be installed; and
- scaled cross sections and elevations of the typical replacement windows to show how they would relate to existing walls internally and externally as well as details of proposed architraves and joinery.

Given the above, Condition 21 is not discharged at this time.

Condition 24 - Exterior Fixture Details

The following information has been submitted to and considered by the Local Planning Authority:

Drawing number 116a Proposed Chester Road Elevation.

Condition 24 requires full details of any external fixtures and fittings, including locations, size, appearance, materials, finishes and fixings.

The details of the vents submitted and shown on drawing 116a are acknowledged. A physical sample of the vent is required to be submitted and approved along with details of the manufacturer.

Details of any other external fixtures are required, including any flues or meter service boxes.

Given the above, Condition 24 is not discharged at this time.

Condition 26 - Repointing
The following information has been submitted to and considered by the Local Planning Authority:

A photographic building condition survey of each room; and
Structural Inspection and Repair Specifications Ref 8383-ADS-XX-XX-CA-S-001-Repair Specification Rev P01 dated 7 February 2025 by ADS consult.

The submitted Structural Inspection and Repair Specifications statement by ADS Consult is generic and not specific to the building. It contains references to inappropriate mortar for repointing, which includes a cement component that would not be acceptable on a listed building. Mortar should match an historically correct sample from the building and a test panel for any repointing should be made available for inspection. A conservation-standard repair methodology is required for the repointing works.

Given the above, Condition 26 is not discharged at this time.

Condition 27 - Rooflights
The following information has been submitted to and considered by the Local Planning Authority:

Photographs of example roof lights.

Condition 27 requires full details, including scaled cross sections, of the rooflights. The submitted photographs are insufficient. Detailed scaled drawings (including cross sections showing the rooflights in relation to the roof) and specification of the proposed rooflights are required.

Given the above, Condition 27 is not discharged at this time.

Date: 14 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 decision relates only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.