

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

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Dr Thom Keep
The Portico Library
57 Mosley Street
Manchester
M2 3HY

Agent (if used)

Dr Tom Brigden
Purcell Architecture Ltd.
St James Building
79 Oxford Street
Manchester
M1 6FQ

Part 1 – Particulars of the application/development

Proposal: Change of use of basement and ground floor from sui generis (pub/restaurant) to F1 (public library) along with alterations to the building to provide level access throughout and to upgrade environmental performance.

Location: 57 Mosley Street, Manchester, M2 3HY

Date of application: 18 September 2025

Application number: 143815/FO/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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application. In this instance this has included pre-application advice about the information required to be submitted to support the application and the agreement of changes to the proposals.

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 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

Site location plan received by the City Council as local planning authority on 26 August 2025

The drawings referenced:

243337-PUR-ZZ-00-DR-A-2101 Rev C03
243337-PUR-ZZ-00-DR-A-9201 Rev P01
243337-PUR-ZZ-01-DR-A-0102 Rev C03
243337-PUR-ZZ-01-DR-A-2102 Rev C03
243337-PUR-ZZ-01-DR-A-9202 Rev P01
243337-PUR-ZZ-02-DR-A-2103 Rev C03
243337-PUR-ZZ-03-DR-A-2104 Rev C03
243337-PUR-ZZ-B1-DR-A-0100 Rev C03
243337-PUR-ZZ-B1-DR-A-2100 Rev C03
243337-PUR-ZZ-B1-DR-A-9200 Rev P01
243337-PUR-ZZ-XX-DR-A-0115 Rev C03
243337-PUR-ZZ-XX-DR-A-0116 Rev C03
243337-PUR-ZZ-XX-DR-A-2110 Rev C03
243337-PUR-ZZ-XX-DR-A-2115 Rev C03
243337-PUR-ZZ-XX-DR-A-2116 Rev C03
243337-PUR-ZZ-XX-DR-A-2117 Rev C03
J7590-MXF-ZZ-ZZ-SK-Y-10401 Rev P02
J7590-MXF-XX-ZZ-DR-M-10300 Rev P01
J7590-MXF-ZZ-ZZ-SK-Y-10402 Rev P02
J7590-MXF-ZZ-00-DR-P-12100 Rev P01
J7590-MXF-ZZ-01-DR-P-12100 Rev P01
J7590-MXF-ZZ-02-DR-P-12100 Rev P01
J7590-MXF-ZZ-B1-DR-P-12100 Rev P01
J7590-MXF-XX-ZZ-DR-P-12300 Rev P01
J7590-MXF-ZZ-00-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-B1-DR-J-20100 Rev P02
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-01-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-P-10100 Rev P01
J7590-MXF-ZZ-01-DR-P-20100 Rev P01
J7590-MXF-ZZ-02-DR-P-20100 Rev P01
J7590-MXF-ZZ-B1-DR-P-20100 Rev P01
J7590-MXF-ZZ-00-DR-M-20100 Rev P01
J7590-MXF-ZZ-01-DR-M-20100 Rev P01
J7590-MXF-ZZ-02-DR-M-20100 Rev P01
J7590-MXF-ZZ-B1-DR-M-20100 Rev P01
J7590-MXF-ZZ-RF-DR-M-20100 Rev P01
J7590-MXF-XX-ZZ-DR-P-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-XX-ZZ-DR-M-20300 Rev P01
J7590-MXF-ZZ-02-DR-J-20100 Rev P02
J7590-MXF-ZZ-00-DR-E-61100 Rev P01
J7590-MXF-ZZ-02-DR-E-61100 Rev P01
J7590-MXF-ZZ-B1-DR-E-61100 Rev P01
J7590-MXF-ZZ-01-DR-E-61100 Rev P01
J7590-MXF-ZZ-00-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01

J7590-MXF-ZZ-02-DR-E-71100 Rev P01
J7590-MXF-ZZ-01-DR-E-71100 Rev P01

Received by the City Council as local planning authority on 26 August 2025

243337-PUR-ZZ-00-DR-A-2106 Rev P01
243337-PUR-ZZ-00-DR-A-2108 Rev P01
243337-PUR-ZZ-01-DR-A-2107 Rev P01
243337-PUR-ZZ-B1-DR-A-2105 Rev P01
243337-PUR-ZZ-XX-DR-A-0118 Rev P01

Received by the City Council as local planning authority on 16 September 2025

Design and Access Statement Issue 3 prepared by Purcell received by the City Council as local planning authority on 24 November 2025

Schedule of Heat Generation Equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10000 Rev P01 received by the City Council as local planning authority on 26 August 2025

Schedule of Heat Emitters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025

Fan Schedule prepared by Max Fordham referenced 07590-MXF-XX-XX-SH-M-20002 Rev P01 received by the City Council as local planning authority on 26 August 2025

Schedule of Electric Water Heaters prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025

Schedule of piped supply equipment prepared by Max Fordham referenced 07590-XX-XX-SH-M-10001 Rev P01 received by the City Council as local planning authority on 26 August 2025

Civils General Notes prepared by Price & Myers referenced 31593-0002 Rec P01 received by the City Council as local planning authority on 26 August 2025

Stage 3 MEP Report Rev P01 prepared by Max Fordham received by the City Council as local planning authority on 26 August 2025

Structural & Civil Engineering Stage 3 Report prepared by Price & Myers received by the City Council as local planning authority on 26 August 2025

Noise Impact Assessment Rev P01 prepared by Max Fordham received by the City Council as local planning authority on 26 August 2025

The Daytime Bat Survey prepared by Rachel Hacking Ecology received by the City Council as local planning authority on 26 August 2025

The Heritage Impact Assessment prepared by Chambers Conservation Ltd received by the City Council as local planning authority on 26 August 2025

The Waste Management Proforma received by the City Council as local planning authority on 18 September 2025

The emails from Purcell dated 10 December 2025 and 5 December 2025

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies EN1, EN3, SP1 CC9 and DM1 of the Core Strategy, saved policies DC18.1 and DC19.1 of the Unitary Development Plan.

3) No development hereby approved shall commence unless and until a Construction Method Statement/ Management Plan 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:

- Display of an emergency contact number.
- Quantification and classification of vehicular activity and their routing associated with the planned construction.
- Detail ongoing construction works and contractor, staff and visitor parking in the locality.
- The document should include for ongoing construction works nearby.
- Details of Wheel Washing.
- Dust and dirt suppression measures.
- Location, removal and recycling of waste.
- Communication strategy with surrounding businesses which shall include details of how there will be engagement, consult and notify owners and occupiers during the works.
- A community consultation plan.
- details of any hoardings, skips and/or scaffolding.
- loading and unloading of plant and materials.
- storage of plant and materials used in constructing the development.
- construction and demolition methods to be used, including the use of cranes (which must not over sail the tramway).

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

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended.

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) and to ensure that the developer complies with all the necessary system clearances and agrees safe methods of working to meet the safety requirements of working above and adjacent to the Metrolink system.

4) a) i) Notwithstanding the details submitted with the application, prior to the commencement of above ground development the following shall be submitted to and approved in writing by the Local Planning Authority:

- hand sized samples and specifications of all materials to be used on all external elevations.
- a full sample of the new first floor window . on Mosley Street

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) ii) Notwithstanding the details submitted with the application, prior to the commencement of above ground development a Circular Economy Statement (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, shall be submitted to and approved in

writing by the Local Planning Authority prior to the commencement of the development hereby approved.

b) The approved materials shall then be implemented as part of the development.

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies SP1 and DM1 of the Core Strategy and the requirements of the National Planning Policy Framework.

5) a) The premises shall be acoustically insulated and treated to limit the breakout of noise in accordance with a noise study of the premises and a scheme of acoustic treatment that has been submitted to and approved in writing by the City Council as local planning authority prior to the first use of the development. The approved scheme shall then be implemented prior to the first use of the development.

Where entertainment noise is proposed the LAeq (entertainment noise) shall be controlled to 10dB below the LA90 (without entertainment noise) in each octave band at the facade of the nearest noise sensitive location, and internal noise levels at structurally adjoined residential properties in the 63Hz and 125Hz octave frequency bands shall be controlled so as not to exceed (in habitable rooms) 47dB and 41dB, respectively.

b) Prior to the first use/occupation of the development, a Completion/Verification Report shall be submitted to and approved in writing by the Local Planning Authority to validate that the work undertaken conforms to the recommendations and requirements of the approved noise insulation and ventilation scheme.

c) In the event of any non-conformity with the approved noise insulation and ventilation scheme, then any further measures that are required to achieve the required noise criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to first use/occupation of the development.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

6) a) Prior to any above ground works, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first [use of the ground floor commercial units], a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to

achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

7) Prior to the commencement of the works to the roof full details of the location and appearance of the 1no. roof mounted bat box positioned south, south-east or south-west at least 4 metres from the ground that shall be installed, shall be submitted to and approved in writing by the City Council as local planning authority. Following installation, this box shall be retained and continued for the duration of the use of the building.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

8) If the development hereby approved has not commenced within 12 months of this decision, in accordance with the recommendations within the Daytime Bat Survey prepared by Rachel Hacking Ecology received by the City Council as local planning authority on 26 August 2025 a further Daytime Bat Survey shall be submitted to and approved in writing by the City Council as local planning authority. Any measures recommended due to the outcome of the survey shall then be implemented and retained and continued for the duration of the use of the building.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy and due to the recommendations within the submitted survey.

9) The scheme for the storage and disposal of refuse as detailed within the Waste Management Proforma received by the City Council as local planning authority on 18 September 2025 shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.

Reason - In the interests of amenity and public health, in order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

10) Full and final details of the design of the external lighting units, including a product specification (if available) shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of any lighting units. The installation of the lighting units shall then be completed only in accordance with the approved details prior to the completion of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle

of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Full and final details of the basement grilles to include fully detailed drawings, including jointing and fixing details shall be submitted to and approved in writing by the City Council as local planning authority prior to the installation of these basement grilles. These works shall then be completed only in accordance with the approved details and prior to the completion of the development hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Full and final details of the treatment and appearance of the level access created following the remove the stone steps from the Portico frontage shall be submitted to and approved in writing by the City Council as local planning authority prior to any removal of fabric from the Mosley Street/Portico elevation. The treatment shall then be implemented fully and only in accordance with these approved details and shall be completed prior to the first use of the ground floor as a library as hereby approved.

Reason - In the interests of visual amenity and because the proposed works affect a building that 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 policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) The premises shall not be open outside the following hours unless otherwise agreed in writing by the City Council as local planning authority:-

Daily - 10:00 to 18:00

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

14) Deliveries, servicing and collections, including waste collections shall not take place outside the following hours:

07:30 to 20:00, Monday to Saturday,
10:00 to 18:00 Sundays/Bank Holidays.

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policy DM1 of the Core Strategy for the City of Manchester.

15) The access measures for disabled people to gain access into and throughout the premises as shown on the drawing referenced 243337-PUR-ZZ-00-DR-A-2101 Rev C03, 243337-PUR-ZZ-B1-DR-A-2100 Rev C03 and 243337-PUR-ZZ-01-DR-A-2102

Rev C03 shall be fully implemented before the use hereby approved commences and shall be maintained for the duration of the use hereby approved.

Reason: To ensure that satisfactory disabled access is provided by reference to the provisions Core Strategy policies SP1, DM1 and CC10 and saved Unitary Development Plan policy DC10.

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:

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.

Construction/demolition works shall be confined to the following hours unless otherwise agreed in writing by the City Council's Environmental Health Service:

Monday - Friday: 7.30am - 6pm

Saturday: 8.30am - 2pm

Sunday / Bank holidays: No work

Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

Work that will impact on habitats where nesting birds may be present (for example building demolition works), should not be undertaken in the main bird nesting season (March - August) unless suitable checks for active bird nests have been undertaken.

Date: 12 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 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 his 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.



STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.miningremediation.gov.uk)

Standing Advice valid from 1st January 2025 until 31st December 2026