

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143664/LO/2025

Date registered valid: 7 August 2025

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.

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

Ward(s): Cheetham Ward

Applicant: Mr Francis Kyekye, Transport for Greater Manchester (TFGM)

Agent (if any): Mrs Sarah Harrison, Jefferson Sheard Architects

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 11 December 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 30 April 2025

Standard consultations:

Printed: 21 November 2025

Expired: 5 December 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 28 August 2025

Expired: 18 September 2025

Press advert

Published: 26 August 2025

Expired: 16 September 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The application property contains part of the grade II listed Bus Depot and Transport Museum (list entry no. 1247471), which was designated in 1988. The former electric tram shed, now bus depot, was constructed in 1901. The property comprises red brick construction, with slate roofs.

The layout and configuration of the bus depot is broadly consistent with that of the former tram shed and illustrates its historic use. The office range to Queens Road is the principal architectural focus of the building (designed in Arts and Crafts style), and the left return elevation (western elevation), though more utilitarian in character, reflects its former function. The north and east elevations were not intended to be visible and are of less architectural interest. The bus depot also draws architectural interest from the open plan and functional character of its interior and from original structural features including steel columns and roof trusses.

The site now forms part of a highly developed and varied urban area to the north of Manchester City Centre containing a mixture of 19th and 20th century dwellings, commercial buildings and public amenities including schools. Queens Road has become an important arterial road linking different parts of northern Manchester and connecting to principal routes into the City Centre, including Cheetham Hill Road to the southwest of the Site. The area is therefore relatively highly trafficked both by pedestrians and vehicles.

There are also further listed buildings located in close proximity to the Site, including a group to the north west containing the Ruins of Church of St Luke (grade II listed); Churchyard Railings to Former Church of St Luke (grade II listed); Temple Bank (grade II listed); 9 and 11, Smedley Lane; and 13 and 15, Smedley Lane (grade II listed).

Listed building: Grade II

Conservation Area: Not applicable

Tree Preservation Order: Not applicable

Description of development

Listed Building Consent is sought 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.

In totality, the internal works comprising this listed building consent application entail the following, to be carried out:

Removal of modern partitions –

Plan reference: 2576-JSA-XX-00-DR-A-03100 P3 (see fig.1), shows the modern partitions proposed for demolition, to facilitate proposed office refurbishment.

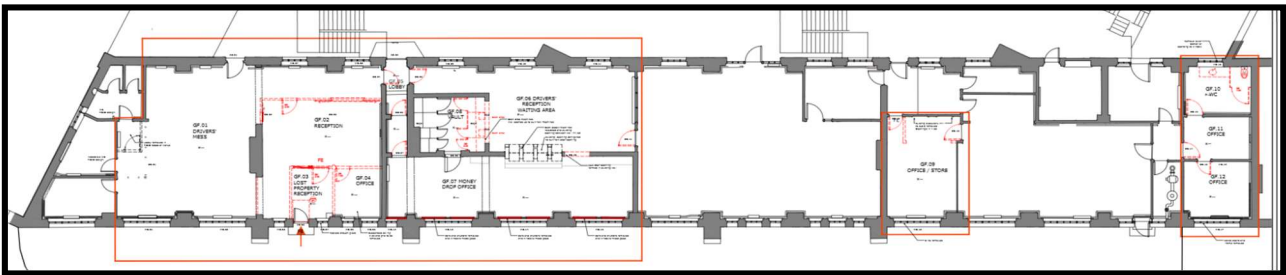


Figure 1: 2576-JSA-XX-00-DR-A-03100 P3 – Plan showing extent of internal demolition.

Removal of surface fixed services –

This includes the removal of extensive surface fixed wiring and services which are now considered redundant or unsafe.

The reconfiguration of spaces (see fig.2) – summarised below:

- The former Drivers' Mess becomes an open plan Office GF.01 with adjacent replacement enlarged lobby to meet Part M (GF.15).
- A new Office GF.02 with public reception desk.
- A new public lost property reception GF.03 is created with a purpose made reception desk, waiting space with seating and information.
- The existing public entrance from Queens Road is to be maintained. Accessible access is also required from the rear bus garage to allow the existing ramp to still be utilized. This has informed the layout of the public reception with assisted access being provided via the GF.05 lobby.
- The cash drop GF.06 is reconfigured with new Drivers' Lounge facilities and the retained drivers' reception point.
- The Vault GF.08 is retained and the cash drop will be relocated with access for collecting money securely in this location. Existing cages with shelves will be retained for secure lost property storage.

- The money drop office GF.07 will be divided to form three smaller Offices (GF.13 & GF.14).
- The Office GF.09 and GF.12 will be upgraded but retained as Office space.
- GF.11 becomes a lobby to the refurbished WC (GF.10) which will become a compliant accessible WC.

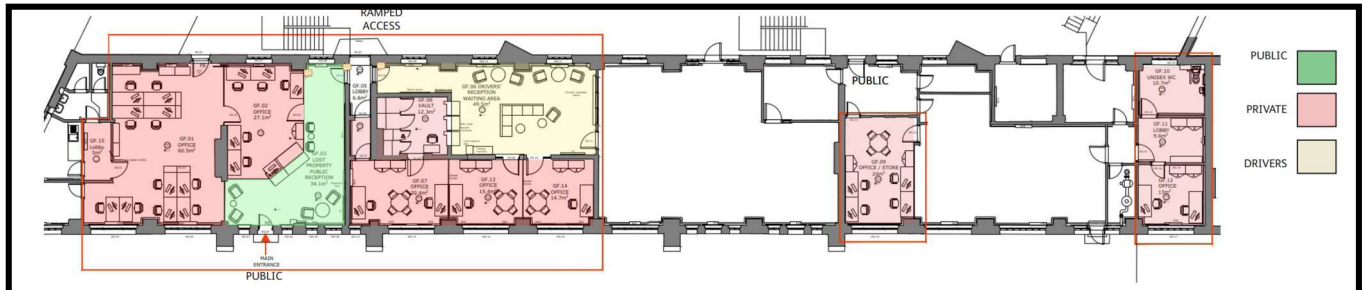


Figure 2: General ground floor layout plan showing public and private areas within the proposal.

Repair of existing building fabric –

- Replacement skirtings are proposed as new pencil round edge 12mm skirtings with heights to suit levels and existing radiator pipe work. Existing skirtings will be removed and retained where feasible while plaster is removed and floors levelled. It is proposed that these will be stripped and reinstated, with sections spliced in to match where required. New skirtings will be installed to new areas of wall.
- Retention of redundant sprinkler system throughout the proposal areas. Where the sprinkler pipework abuts new partitions, it is proposed that the pipe is cut and capped either side of the screen. The sprinkler will be stripped back and decorated in a red shade, similar to existing.
- The existing radiator heating system is being retained. A new radiator is added to as the system in GF.09 to a similar style as there is no heating within the room. Existing radiators and pipes are proposed to have the paint stripped back and be redecorated.
- Areas of glazed brick area to be exposed. The full extent of the glazed brick is to be established as works are undertaken to strip back services and damaged plaster. Areas where exposed glazed brick is to be the finish are shown on plan ref: 2576-JSA-XX-00-DR-A-43200 P3. The method to remove the paint and plaster will be agreed via planning condition.

Vault (GF.08)

- It is proposed that one set of cages are retained and used for lost property storage. 3no. new money drop machines are proposed to be accommodated in the righthand side wall to the Vault. This will require some modifications to the existing slots. The cages that are retained will need to be removed for sand blasting and re-painting due to their condition. This will also allow access for the glazed brick to be revealed.

Plaster

- Where walls appear in fairly good condition and there are only small areas of repair and filling to be made it is proposed that this is done in a gypsum-based filler to match the existing plaster.

- Where walls are showing signs of damage throughout or where plaster appears to be failing it is proposed that the full wall is replaced with a 3-coat lime plaster system.
- There are some areas where standard bricks are exposed or have failed plaster and exposed brick behind. It is proposed in these areas to apply a lime wash to the brick as there is evidence of this being the previous finish and will allow the existing fabric to breathe.

Doors

- Doors proposed to be retained are the lost property external door ED.03 and vault door DG.08.
- Replacement doors are detailed in the proposed door schedule, ref: 2576-JSA-XX-XX-SH-A-32601 P1 and proposed door types, plan ref: 2576-JSA-XX-00-DR-A-01400 P2.

Windows

- Layers of paint have built up through redecoration of windows throughout the years. The paint layers will be tested prior to works to ensure any original paint can be analysed. The opportunity is taken to remove the layers of paint stripped back to the original wood and applying new decoration. The method to remove the paint and redecorate will be agreed via planning condition.
- Blinds currently are installed above windows obscuring the curved arch. It is proposed that these are removed, and new blinds are to be installed which will follow the form of the window sitting within the reveal. Secret fixings will have minimal impact on the windows.
- Security shutters to GF.07 money drop office are highlighted for removal, to open up the windows and allow their original arched profile to be read.
- Notice boards covering windows will be removed and the walls repaired.
- Boarded up lower section of WC GF.10 window to be removed and obscure film applied to lower panes to provide privacy.

Insertion of new glazed partitions & infill walling to form new reception and offices –

- To facilitate the office reconfiguration, installation of new glazed partitions and infill walling is proposed, as shown on plan refs: 2576-JSA-XX-00-DR-A-22500 P3 and 2576-JSA-XX-00-DR-A-02201 P5.
- The style of the screens reflects the glazing bars of the exiting external windows, breaking the glass into small panes.
- Manifestations are proposed to the new screens to give privacy. A design to be secured via planning condition.

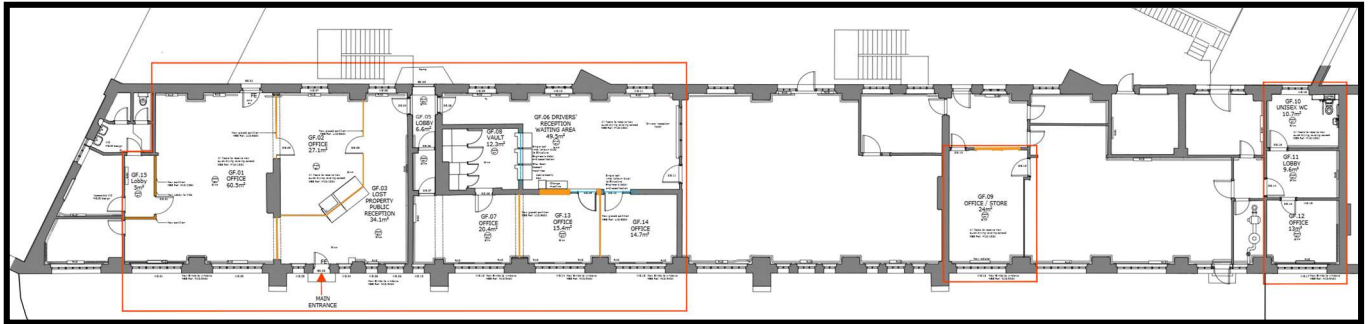


Figure 3: 2576-JSA-XX-00-DR-A-02201 P5 – GA Plan showing extent of new partitions and infill construction in orange.

Installation of new services & finishes –

- New cable trays will collate any required services at high level. Dropping at logical points via round metal conduits. Cable trays will be painted to match the background ceiling / walls.
- Metal trunking will be installed to provide services to new desk locations. Trunking will be fixed to walls at approximately dado height. The trunking will be fed by drops from metal conduits painted out to match the wall background colour. Proposed trunking would comprise a typical 3 compartment dado trunking to ensure segregation of different services. The specified trunking is a 167mm x 50mm aluminium.
- Installation of new flooring and levelling screed, as detailed on plan ref: 2576-JSA-XX-00-DR-A-43200 P3 and architectural finishes schedule.

There are no proposed external works as part of this application.

Consultations & Notification Responses

Local responses

None

Consultee responses

None

Relevant Planning History

At the application site –

142912/LO/2025 – Listed building consent for internal refurbishment of office, canteen, toilet and shower facilities and the addition of an accessible toilet and female WC and shower facilities. Approved 07.08.2025.

CDN/25/1025 – Discharge of conditions 4 (paint colour), 5 (internal fit-out) and 6 (MEP) attached to Listed Building Consent referenced 142912/LO/2025. Pending determination.

141935/LO/2025 – Listed Building Consent for external alterations to the eastern and western elevations to provide new access doors, along with internal modifications to facilitate the installation of EV charging infrastructure. Approved 27.06.2025.

141934/FO/2025 - Elevational alterations to the existing eastern and western elevations to provide new access doors. Approved 27.06.2025.

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat2 – City Centre
JP-S1 – Sustainable Development
JP-P1 – Sustainable Places
JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
EC 2 – Existing Employment Space
EN 3 – Heritage (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC19 – Listed Buildings

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 4 – Decision-making
- Section 12 – Achieving well-designed places
- Section 16 – Conserving and enhancing the historic environment

Para 195 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 200 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 201 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 202 - Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state should not be taken into account in any decision.

Para 203 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets.

Para 205 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 206 - Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Para 208 - Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal.

Para 212 - Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.

Para 215 - Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Issues

Principle of development:

The proposal comprises a series of minor internal works associated with the modernisation of the ancillary offices of the Queens Road bus depot as part of TfGM's long-term refurbishment strategy.

The internal alterations have been kept to a minimum with care taken to minimise any impact to heritage features. Any impact to either heritage or visual amenity is considered in this case to be outweighed by the public benefits that the highly necessary facility will deliver.

As such, the proposal is considered pursuant to policies JP-S1 and JP-S2 Places for Everyone, policies EN3 of the Core Strategy (2012) and saved UDP policy DC.19.1. As such, the principle of development is considered acceptable.

Scope of works:

GF. 01 FORMER DRIVERS' MESS / PROPOSED OFFICE

Existing stud partitions to either side of chimney breast to be removed. New glazed screens installed with profiled head detail to suit original opening. Existing plaster to be repaired. Glazed bricks to South elevation to be exposed. New finishes and decoration throughout. New blinds provided.

GF. 02 OFFICE / RECEPTION

New glazed screens installed to form reception office. New reception desk installed. Existing plaster to be repaired / replaced. New finishes and decoration throughout.

GF. 03 LOST PROPERTY RECEPTION

New glazed partition walls to form lost property reception. Area made good and redecorated. Existing opening to have new glazed screen installed. Existing plaster to be repaired / replaced, South elevation to have plaster carefully removed and glazed brick exposed (assumed locations) New finishes and decoration throughout refer to finishes schedule and plans. New blinds provided.

GF. 04 OFFICE - Partition walls demolished refer to demolition plan.

GF. 05 LOBBY

Existing walls to be repaired / new lime plaster following removal of services + fixings. Walls to be redecorated. New floor finish. New doors and skirting.

GF. 06 DRIVERS' WAITING AREA

Drives' waiting area to be refurbished and redecorated. 3 No. cash machines relocated to adjacent wall into vault. Existing bank drop fittings to be removed and wall to be adjusted to suit relocated cash machines. All walls to be made good where machines removed and new doorways formed to access offices. Walls repaired, new finishes including new vinyl floor and redecorated throughout.

GF. 07 FORMER CASH OFFICE

New glazed partition walls with privacy manifestations installed to form smaller office. Offices to be fully refurbished including removal of security bars / shutters to windows. Plaster repaired and glazed bricks to be revealed to South elevation. New finishes and decoration throughout. New blinds to suit arched profile provided.

GF. 08 FORMER SAFE - LOST PROPERTY STORE / CASH DROP

To be re-purposed as lost property store and cash collection area for pay-in machines. Existing cage removed to one side to allow for relocated cash drop installation. Wall to be opened up to suit with new lintel installed. Area made good / glazed bricks exposed and redecorated and new vinyl floor.

GF. 09 OFFICE / STORE

Existing office to be fully re-furbished, lobby partitions to be removed. Existing hatches blocked up with brick. Bricks to be removed and stud partition to be repaired with plasterboard - refer to partition details drawing. New radiator to match adjacent areas to be installed. New finishes including carpet tiles. Glazed bricks exposed to South elevation. Doors replaced. Walls to be painted. New blinds installed.

GF. 10 WC

Existing toilet to be fully refurbished including new floor and wall finishes. Damaged plaster to be repaired. New Doc M pack back to wall WC and sanitary fittings on Bushboard IPS system. Lower section of existing window to be opened up and obscure film applied. New electric heater to be installed.

GF. 11 /12 OFFICES ADJACENT TO WC

Existing offices to be fully refurbished. GF.11 Office to be used as a lobby space for access to WC and Office GF.12. Notice boards removed from window. Plaster repaired / replaced. Brick to be doth cleaned and receive lime wash. Doors replaced - refer to Door Schedule and

Proposed Door Elevation drawings. New floor finishes and decoration. New blinds installed refer to window schedule and window elevations drawing.

GF. 13 / 14 TWO NEW OFFICES OFF DRIVERS' WAITING AREA

New glazed partition walls installed to form two offices. Damaged plaster to be repaired / removed and replaced. Glazed bricks to be revealed to South elevation. Offices to be fully refurbished including removal of security bars / shutters to windows. New finishes throughout and new blinds provided refer to window schedule and window elevations drawing.

GF. 15 WC LOBBY

New lobby formed with stud partitions. New floor finish and decoration throughout. New door to suit wheelchair access.

Impact on the listed building:

The application has been subject to detailed pre application discussion and continued dialogue, supported by a Heritage Impact Assessment which considers the historic significance of the building and the impact of the proposed works on the historic fabric and heritage value. In summary, it is considered that the works will have less than substantial harm upon the listed building. The proposed works, will secure the continued function of the building going forward, contributing to its long-term conservation by ensuring it is still fit for purpose.

The proposed works to the three areas, as detailed in the scope of works above and shown in figure 2, have been assessed as neutral in nature, as follows.

Removal of modern fabric

The removal of modern partitions is supported given that any building fabric to be removed is considered modern and of no historical significance.

Repair of existing building fabric

The repair of existing building fabric is welcomed by the LPA, to enable upkeep and preservation of the heritage asset. Details will be secured via condition.

Glazed partitions

The proposal seeks the installation of glazed partitions to subdivide the ground floor areas. The glazed nature of proposed partitions would enable visual permeability through these spaces to allow visibility of historic features and mitigate impact upon openness of the floor plan. The majority of partitions have incorporated a shadow gap to improve the finish the partitions, unless fire certification dictates otherwise, this is welcomed by the LPA. Privacy will be achieved through bespoke manifestation patterns, to be controlled via condition. It is acknowledged the partitions would be reversible additions. Nevertheless, the subdivision of these ground floor areas will cause less than substantial harm the significance of the listed building.

MEP

The applicant has advised that redundant conduits, electrical trays and suspended strip lighting will be removed where possible.

There are no proposed changes or alterations to the existing heating system, albeit the addition of an electric heater in GF.10, details to be secured via condition.

Any new conduit and service trays are to be painted to match the background wall or ceiling colour, to lessen the impact on historic fabric.

Notwithstanding the principle of works supported above, proposed specification and samples will be conditioned including;

- floor finishes
- obscured film to the windows (GF.10)
- specification and methodology of lime and gypsum plaster repair
- full and final details of MEP services, including vents and heaters
- window repair details & method statement
- window paint analysis & (re)paint including colour and finish
- replacement glazing
- manifestation pattern

It is believed that on balance, the proposed works will meet an established need and would still sustain the heritage significance of the listed building. It is considered that less than substantial harm would be caused and on balance when weighed against the public benefits that the proposal will deliver, including the improvement of existing facilities alongside upgrade to the functionality of these internal areas for staff, drivers and public, the proposed development is considered acceptable and would have minimal impact to both the internal and external appearance of the listed building.

Conclusion:

The proposals are supported, given that harm to the asset has been minimised through selective site location and adjustments to the positioning of the proposed infrastructure and site appropriate mitigation measures. Where it has been identified, it is at the lower end of the less than substantial scale. Significant public benefits would be delivered enabling the bus depots staff, driver and customer facilities to be refurbished to a modern standard whilst preserving the integrity, fabric and character of the heritage asset. The proposal accords with Core Strategy policies EN3 of the Core Strategy, JP-P1, JP-P2 and saved UDP policy DC.19.1.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and

owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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) to be attached to decision for approval

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

- 2576-JSA-XX-00-DR-A-02201 REV P5 - Proposed Ground Floor GA Plan
- 2576-JSA-XX-00-DR-A-03100 REV P3 - Demolition Plan
- 2576-JSA-XX-00-DR-A-04201 REV P3 - Proposed Internal Elevations GF.01
- 2576-JSA-XX-00-DR-A-04203 REV P2 - Proposed Internal Elevations GF.02
- 2576-JSA-XX-00-DR-A-04204 REV P3 - Proposed Internal Elevations GF.03_04
- 2576-JSA-XX-00-DR-A-04205 REV P3 - Proposed Internal Elevations GF.05
- 2576-JSA-XX-00-DR-A-04206 REV P3 - Proposed Internal Elevations GF.06
- 2576-JSA-XX-00-DR-A-04207 REV P3 - Proposed Internal Elevations GF.07_13_14
- 2576-JSA-XX-00-DR-A-04008 REV P3 - Proposed Internal Elevations GF.08
- 2576-JSA-XX-00-DR-A-04209 REV P3 - Proposed Internal Elevations GF.09
- 2576-JSA-XX-00-DR-A-04210 REV P2 - Proposed Internal Elevations GF.10
- 2576-JSA-XX-00-DR-A-04211 REV P3 - Proposed Internal Elevations GF.11
- 2576-JSA-XX-00-DR-A-04212 REV P2 - Proposed Internal Elevations GF.12
- 2576-JSA-XX-00-DR-A-25101 REV P2 - Reflected Ceiling Plan Proposed
- 2576-JSA-XX-00-DR-A-02501 REV P2 - Proposed Detailed plan
- 2576-JSA-XX-00-DR-A-43200 REV P3 - Proposed Finishes Plan
- 2576-JSA-XX-00-DR-A-70210 REV P3 - Proposed Reception desk details
- 2576-JSA-XX-00-DR-A-70100 REV P6 - Proposed FFE Plan
- 2576-JSA-XX-00-DR-A-60500 REV P1 - Proposed Fire strategy Plan
- 2576-JSA-XX-00-DR-A-01400 REV P2 - Proposed Door types / details
- 2576-JSA-XX-00-SH-A-32601 REV P1 - Internal / External Door Schedule
- OPP30767-PLA-XX-GF-DR-X-0001 REV P01 - GF OFFICE (GF.01) ELEVATION
- OPP30767-PLA-XX-GF-DR-X-0002 REV P01 - GROUND FLOOR OFFICE (GF.01) PURE20XL & ISOCLEAR 34 SYSTEM SECTIONS, DETAILS & CLEAR OPENING PLAN

- 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
- OPP30767-PLA-XX-GF-DR-X-0004 REV P01 - GROUND FLOOR OFFICE (GF.02) ELEVATION
- OPP30767-PLA-XX-GF-DR-X-0005 REV P01 - GROUND FLOOR OFFICE (GF.14) PURE20XL SYSTEM SECTIONS & DETAILS
- TFGM 01 REV P2 – PROPOSED POWER & CONTAINMENT LAYOUT
- TFGM 02 REV P2 – PROPOSED LIGHTING LAYOUT
- TFGM 03 REV P2 – PROPOSED FIRE ALARM LAYOUT
- TFGM 05 REV P2 – PROPOSED LTHW LAYOUT
- Heritage Statement: Office & Reception Refurbishment (Prepared by Stephen Levrant Heritage Architecture, Dated 14/07/2025)
- JR-3399-25: Hardware Schedule (Prepared by Synthesis Hardware, Dated 20/06/2025)
- 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

- 2576-JSA-XX-00-DR-A-22500 REV P3 - Proposed Partition details
- 2576-JSA-XX-00-DR-A-06400 REV P4 - Window Elevation Types
- 2576-JSA-XX-00-SH-A-3260 REV P2 - Window schedule
- Design & Access Statement: Revision II (Prepared by Jefferson Sheard Architects, Dated November 2025)
- 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 and skirting 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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA

Historic Landfill Site 50m Buffer -

Area Team Boundary - Name: NORTH AREA