MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	CDN/25/0258
Date registered valid:	19 March 2025
Proposal:	Discharge of Conditions 3 (Repair spec), 7 (Samples), 9 (M&E), 13 (Removal of paint), and 14 (Removable ramp) attached to listed building consent 140274/LO/2024.
Address:	38 Mosley Street, Manchester, M2 3AZ
Ward(s):	Deansgate Ward
Applicant:	Mr Matthew Pardoe Moorside Planning
Agent (if any):	Mr Matthew Pardoe Moorside Planning
Case officer:	Emily Booth Tel: 0161 234 4193 Email: emily.booth@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	30 April 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:
Printed: 28 March 2025 Expired: 19 April 2025

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 8 April 2025 Expired: 1 May 2025

Press advert
Published: 1 April 2025 Expired: 22 April 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II*

Conservation area: Upper King Street (Extension) Conservation Area 1985

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Issues

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 polices 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

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

3) Condition 3 can be considered to be discharged provided that the repairs are/have been carried out fully in accordance with the following documents:

The document entitled CDA Plasterers
The document entitled Method Statement for Timber Column Repairs
The letter from Bespoke Plaster Mouldings Ltd
The Method Statement for Works to Perimeter Low Level Wall Panelling
The SECIL Natural Lime NHL 2 specification

received by the City Council as local planning authority on 19 March 2025.

The letter from Stone Central dated 17 February 2025
The Restorative 'RAPID' Paint Softener data sheet received by the City Council as local planning authority on 17 February 2025.

The paint analysis prepared by Heritage Project Management received by the City Council as local planning authority on 7 February 2025.

7) The materials used in the development shall comply with the following:

The Cut and Craft Lighting Schedule Rev 05 prepared by Mistry Lighting received by the City Council as local planning authority on 11 March 2025

The document entitled Paint Analysis and Proposed Paint Palette received by the City Council as local planning authority on 11 March 2025
The materials viewed on site on 21 February 2025

9) Condition 9 has previously been discharged for lighting, speakers and CCTV (please see CDN/25/0032). Condition 9 can now be considered to be fully discharged provided that M&E installations are carried out in accordnace with the following information:

- The email from Moorside Planning dated 22 September 2025
- The drawing referenced 1983-ESC-GF-00-DR-E-3001 T8 received by the City Council as local planning authority on 22 September 2025
- The drawings referenced M01, M02, M03, M04, M06, T.251... Rev B, T.251 -2 Rev B, T.251 -3 Rev B,T.251 -4 Rev B, 1983-ESG-LG-00-DR-E-3000 T8, 1983-ESC-GF-00-DR-E-2003 T3 received by the City Council as local planning authority on 19 March 2025

13) Condition 13 can hereby be considered to be considered to be discharged provided that paint is removed in accordance with the letter from Moorside Planning dated 14 March 2025.

14) Condition 14 can hereby be considered to be discharged provided that the removable ramps to internal raised areas are operated in accordance with the drawing referenced AC23 received by the City Council as local planning authority on 19 March 2025 and the letter from Moorside Planning dated 14 March 2015 for the duration of the approved use.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Historic England (North West)

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL