

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/22/0718

Date registered valid: 5 October 2022

Proposal: Discharge of Condition 10 (Disabled Access), Condition 13 (Cycle Parking), Condition 14 (Servicing Management Plan) and Condition 16 (Landscaping, Biodiversity and Street Furniture) of application referenced 124918/VO/2019

Address: Albert Square, Manchester, M2 5DB

Ward(s): Deansgate Ward

Applicant: Mr Liam Bentley

Agent (if any):

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: 5 September 2025

Expired: 26 September 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade I

Conservation area: Upper King Street (Extension) Conservation Area 1985 St Peters Square Conservation Area 1973 Albert Square Conservation Area 1972 St Anns Square Conservation Area 1970 Deansgate Conservation Area 1985 Albert Square (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 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

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

10) Condition 10 is hereby discharged on the basis of the measures that have been installed on site as described within the following information:

The Kerb Upstand Report received by the City Council as local planning authority on 24 May 2024 and the associated email dated 24th May 2025

The Our Town Hall Accessibility Workshop prepared by Lendlease dated 17 May 2022

The report entitled - OTH Project - Age Friendly Audit Public Realm Street Furniture dated 21st September 2022

The following drawings referenced:

OTH-PLA-EE-ES-DWG-L-1000 Rev C02

OTH-PLA-EE-ES-DWG-L-1002 Rev C01

OTH-PLA-EE-ES-DWG-L-1003 Rev C01

OTH-PLA-EE-ES-DWG-L-1005 Rev C02

OTH-PLA-EE-ES-DWG-L-1006 Rev 06

OTH-PLA-EE-ES-DWG-L-1007 Rev C03

OTH-PLA-EE-ES-DWG-L-1008 Rev C03

OTH-PLA-EE-ES-DWG-L-1009 Rev C03

OTH-PLA-EE-ES-DWG-L-1015 Rev C02
OTH-PLA-EE-ES-DWG-L-1016 Rev C04
OTH-PLA-EE-ES-DWG-L-1017 Rev C03
OTH-PLA-EE-ES-DWG-L-1018 Rev C03
OTH-PLA-EE-ES-DWG-L-4000 Rev C02
OTH-PLA-EE-ES-DWG-L-4001 Rev C02
OTH-PLA-EE-ES-DWG-L-4002 Rev C02
OTH-PLA-EE-ES-DWG-L-4003 Rev C02
OTH-PLA-EE-ES-DWG-L-5000 Rev C02
OTH-PLA-EE-ES-DWG-L-5001 Rev C03
OTH-PLA-EE-ES-DWG-L-5002 Rev C01
OTH-PLA-EE-ES-DWG-L-5003 Rev C03
OTH-PLA-EE-ES-DWG-L-5004 Rev C01
OTH-PLA-EE-ES-DWG-L-5006 Rev C02
OTH-PLA-EE-ES-DWG-L-5007 Rev C02
OTH-PLA-EE-ES-DWG-L-5008 Rev C02
OTH-PLA-EE-ES-DWG-L-5009 Rev C01
OTH-PLA-EE-ES-DWG-L-5011 Rev C01
OTH-PLA-EE-ES-DWG-L-5012 Rev C03
OTH-PLA-EE-ES-DWG-L-5013 Rev C04
OTH-PLA-EE-ES-DWG-L-5014 Rev C06
OTH-PLA-EE-ES-DWG-L-5015 Rev C3
OTH-PLA-EE-ES-DWG-L-5017 Rev C01
OTH-PLA-EE-ES-DWG-L-7000 Rev C01
OTH-PLA-EE-ES-DWG-L-7001 Rev C03
OTH-PLA-EE-ES-DWG-L-7002 Rev C01
OTH-PLA-EE-ES-DWG-L-7003 Rev 06
OTH-PLA-EE-ES-DWG-L-7004 Rev C01
OTH-PLA-EE-ES-DWG-L-7005 Rev C01
OTH-PLA-EE-ES-DWG-L-7007 Rev C02
OTH-PLA-EE-ES-DWG-L-7008 Rev C04
OTH-PLA-EE-ES-DWG-L-7009 Rev C04
OTH-PLA-EE-ES-DWG-L-7010 Rev C02
OTH-PLA-EE-ES-DWG-L-7011 Rev C03
OTH-PLA-EE-ES-DWG-L-7012 Rev C02
OTH-PLA-EE-ES-DWG-L-7013 Rev C03
OTH-PLA-EE-ES-DWG-L-7014 Rev C03
OTH-PLA-EE-ES-DWG-L-7015 Rev C03

Received by the City Council as local planning authority on 31 July 2026

13) Condition 13 is hereby discharged based on the cycle parking spaces provided and the drawings referenced OTH-PLA-EE-ES-DWG-L-1000 Rev C02, OTH-PLA-EE-ES-DWG-L-1007 Rev C03, OTH-PLA-EE-ES-DWG-L-1008 Rev C03, OTH-PLA-EE-ES-DWG-L-7004 Rev C01 and OTH-PLA-EE-ES-DWG-L-1009 Rev C03 received by the City Council as local planning authority on 31 July 2025.

14) Condition 14 can be considered to be discharged provided that the servicing of the square complies fully with the information within the Public Realm Management and Maintenance Strategy prepared by Planet IE received by the City Council as local planning authority on 31 July 2025.

16) Condition 16 can hereby be considered to be discharged provided that the landscaping is fully completed and maintained in accordance with the following:

The table of planting species referenced OTH-PLA-EE-ES-SCHL-0002 received by the City Council as local planning authority on 31 July 2025

The following drawings referenced:

OTH-PLA-EE-ES-DWG-L-1000 Rev C02
OTH-PLA-EE-ES-DWG-L-1002 Rev C01
OTH-PLA-EE-ES-DWG-L-1003 Rev C01
OTH-PLA-EE-ES-DWG-L-1005 Rev C02
OTH-PLA-EE-ES-DWG-L-1006 Rev 06
OTH-PLA-EE-ES-DWG-L-1007 Rev C03
OTH-PLA-EE-ES-DWG-L-1008 Rev C03
OTH-PLA-EE-ES-DWG-L-1009 Rev C03
OTH-PLA-EE-ES-DWG-L-1015 Rev C02
OTH-PLA-EE-ES-DWG-L-1016 Rev C04
OTH-PLA-EE-ES-DWG-L-1017 Rev C03
OTH-PLA-EE-ES-DWG-L-1018 Rev C03
OTH-PLA-EE-ES-DWG-L-2000 REV C01
OTH-PLA-EE-ES-DWG-L-2001 Rev C02
OTH-PLA-EE-ES-DWG-L-2002 Rev C02
OTH-PLA-EE-ES-DWG-L-2003 Rev 01
OTH-PLA-EE-ES-DWG-L-4000 Rev C02
OTH-PLA-EE-ES-DWG-L-4001 Rev C02
OTH-PLA-EE-ES-DWG-L-4002 Rev C02
OTH-PLA-EE-ES-DWG-L-4003 Rev C02
OTH-PLA-EE-ES-DWG-L-5000 Rev C02
OTH-PLA-EE-ES-DWG-L-5001 Rev C03
OTH-PLA-EE-ES-DWG-L-5002 Rev C01
OTH-PLA-EE-ES-DWG-L-5003 Rev C03
OTH-PLA-EE-ES-DWG-L-5004 Rev C01
OTH-PLA-EE-ES-DWG-L-5006 Rev C02
OTH-PLA-EE-ES-DWG-L-5007 Rev C02
OTH-PLA-EE-ES-DWG-L-5008 Rev C02
OTH-PLA-EE-ES-DWG-L-5009 Rev C01
OTH-PLA-EE-ES-DWG-L-5011 Rev C01
OTH-PLA-EE-ES-DWG-L-5012 Rev C03
OTH-PLA-EE-ES-DWG-L-5013 Rev C04
OTH-PLA-EE-ES-DWG-L-5014 Rev C06
OTH-PLA-EE-ES-DWG-L-5015 Rev C3
OTH-PLA-EE-ES-DWG-L-5017 Rev C01
OTH-PLA-EE-ES-DWG-L-5018 Rev C02
OTH-PLA-EE-ES-DWG-L-5019 Rev C01
OTH-PLA-EE-ES-DWG-L-5034 Rev C01
OTH-PLA-EE-ES-DWG-L-6000 Rev C02
OTH-PLA-EE-ES-DWG-L-6001 Rev C02
OTH-PLA-EE-ES-DWG-L-6002 Rev C03
OTH-PLA-EE-ES-DWG-L-6004 Rev C02
OTH-PLA-EE-ES-DWG-L-6006 Rev C01
OTH-PLA-EE-ES-DWG-L-6007 Rev C02
OTH-PLA-EE-ES-DWG-L-6008 Rev C01
OTH-PLA-EE-ES-DWG-L-7000 Rev C01
OTH-PLA-EE-ES-DWG-L-7001 Rev C03
OTH-PLA-EE-ES-DWG-L-7002 Rev C01

OTH-PLA-EE-ES-DWG-L-7003 Rev 06
OTH-PLA-EE-ES-DWG-L-7004 Rev C01
OTH-PLA-EE-ES-DWG-L-7005 Rev C01
OTH-PLA-EE-ES-DWG-L-7007 Rev C02
OTH-PLA-EE-ES-DWG-L-7008 Rev C04
OTH-PLA-EE-ES-DWG-L-7009 Rev C04
OTH-PLA-EE-ES-DWG-L-7010 Rev C02
OTH-PLA-EE-ES-DWG-L-7011 Rev C03
OTH-PLA-EE-ES-DWG-L-7012 Rev C02
OTH-PLA-EE-ES-DWG-L-7013 Rev C03
OTH-PLA-EE-ES-DWG-L-7014 Rev C03
OTH-PLA-EE-ES-DWG-L-7015 Rev C03
OTH-PLA-EE-ES-DWG-L-7017 Rev C02

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Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Neighbourhood Team Leader (Arboriculture)
Greater Manchester Ecology Unit
Heritage & Urban Design
Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Upper King Street (Extension) Conservation Area 1985
Conservation Area - St Peters Square Conservation Area 1973
Conservation Area - Albert Square Conservation Area 1972
Conservation Area - St Anns Square Conservation Area 1970
Conservation Area - Deansgate Conservation Area 1985
Conservation Area - Albert Square (Extension) Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL