

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.
- 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

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

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for repairs to roof, elevations and terraces.

Location:

Middle Warehouse Middle Warehouse, Castle Quay Manchester M15 4NJ

Application reference:

145621/LO/2026

Applicant:

Peel L&P

Date of application:

07 April 2026

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).

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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2) The development hereby approved shall be carried out in accordance with following drawings and documents received by Manchester City Council as the Local Planning Authority on...

07/04/2026:

· BSC03236 – 005 Revision 01 [Location Plan]

· Heritage Statement & Design & Access Statement dated April 2026 prepared by Levrant

27/04/2026:

- correspondence dated 27/04/2026 (re: agent confirmation)

22/05/2026:

- BSC03236-001 Revision 01 - Pediments & Dormers
- BSC03236-002 Revision 01 - Parapet Wall & Guttering Works
- BSC03236-003 Revision 01 - Roof Plan
- BSC03236-004 Revision 01 - Guttering Plan
- BSC03236-007 Revision 01 – Pergolas, Rafter & Beams Works
- BSC03236-008 Revision 01 – L.5 Repairs Works Locations
- BSC03236-009 Revision 01 – L.4 Repairs Works Locations
- BSC03236-010 Revision 01 – L.3 Repairs Works Locations
- BSC03236-011 Revision 01 – L.2 Repairs Works Locations
- BSC03236-012 Revision 01 – L.5 Pointing Locations
- 50 – Pointing Locations Canalside Elevation Mark Up
- 51 – Pointing Locations Rear Elevation Mark Up
- correspondence dated 22/05/2026 (re: downpipe confirmation)

- BSC03236-001 Revision 01
- BSC03236-201 Revision 01
- BSC03236-202 Revision 01
- BSC03236-203 Revision 01
- BSC03236-204 Revision 01
- BSC03236-205 Revision 01
- BSC03236-301 Revision 01
- BSC03236-302 Revision 01
- BSC03236-303 Revision 01

- BSC03236-305 Revision 01
- BSC03236-306 Revision 01
- BSC03236-307 Revision 01
- BSC03236-308 Revision 01
- BSC03236-310 Revision 01
- BSC03236-312 Revision 01
- BSC03236-401 Revision 01
- BSC03236-402 Revision 01
- BSC03236-403 Revision 01
- BSC03236-405 Revision 01
- BSC03236-406 Revision 01
- BSC03236-408 Revision 01
- BSC03236-409 Revision 01
- BSC03236-410 Revision 01
- BSC03236-411 Revision 01
- BSC03236-412 Revision 01
- BSC03236-413 Revision 01
- BSC03236-414 Revision 01
- BSC03236-501.1 Revision 01
- BSC03236-501.2 Revision 01
- BSC03236-502 Revision 01
- BSC03236-503 Revision 01
- BSC03236-504 Revision 01
- BSC03236-505 Revision 01

- BSC03236-506.1 Revision 01
- BSC03236-506.2 Revision 01
- BSC03236-507.1 Revision 01
- BSC03236-507.2 Revision 01
- BSC03236-507.3 Revision 01
- BSC03236-508 Revision 01
- BSC03236-509 Revision 01
- BSC03236-510.1 Revision 01
- BSC03236-510.2 Revision 01
- BSC03236-510.3 Revision 01

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, EC1, EC3, CC1, CC9, EN3 and DM1 of the Core Strategy; saved policy DC19 of the Unitary Development Plan for the City of Manchester; and Section 16 of the Listed Buildings and Conservation Areas Act 1990. The development hereby approved shall be carried out in accordance with following drawings and documents received by Manchester City Council as the Local Planning Authority on...

- 3)
 - a) Notwithstanding the details of condition 2 above, prior to the installation of any scaffolding, a methodology and specification for any associated scaffolding and support structure, including its location, means of affixing to the building, if applicable, 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, shall be submitted to and approved in writing by the Local Planning Authority. The scaffolding methodology shall be implemented and remain in place for the duration of the development.
 - b) In the event that scaffolding is not required to carry out the development hereby approved, a methodology and specification for the alternative means of access, and details of making good to the building fabric following removal if applicable, shall be submitted to and approved by the Local Planning Authority prior to being undertaken. The approved details shall be implemented as part of the development.
 - c) Upon the completion of the repair works detailed in condition 2 above hereby approved, material samples and a methodology for the repair of the fixing points made within the building to support the scaffold or the means of access approved

under parts a or b of this condition, shall be submitted to for approval by the Local Planning Authority.

d) The building shall be repaired and made good in accordance with the approved details and be carried out as part of the development following removal of the scaffolding within one month of removal.

Reason- In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 4) Notwithstanding the details of condition 2 above and correspondence dated 27/04/2026 (re: agent confirmation) detailing the removal of the unauthorised works including signage, cameras, cabling, fixings, menu boards and lighting to the northern elevation as well as the making good of any fixings hereby approved, prior to their removal and making good, full and final details for the removals and repairs shall be submitted and approved by the Local Planning Authority. The details shall be implemented and remain in place for the duration of the works.

Reason- In the interests of visual amenity and because the proposed works affect a listed building and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 5) Notwithstanding the details as set out in condition 2, prior to the refilleting of cement verges to the 1980s dormers and gable ends, a sample of the cement mix and refilleting shall be submitted and approved by the City Council as Local Planning Authority to control the appearance and quality of workmanship. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 6) Notwithstanding the details as set out in condition 2, prior to the strip down of the modern 1980s pergolas and reinstatement of timber spars, a sample of the

replacement timber shall be submitted and approved by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 7) Notwithstanding the details as set out in condition 2, prior to the removal of existing dormer cladding and plywood joinery and their replacement, a sample of the replacement cladding and Tricoya to the dormer checks shall be submitted and approved by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 8) Notwithstanding the details as set out in condition 2, prior to the removal of 1980s GRP column casings, any treatment and coating to hidden steelwork or works to GRP mouldings, a sample of the GRP shall be submitted and approved by the City Council as Local Planning Authority to determine the colour and finish. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 9) Notwithstanding the details as set out in condition 2, prior to the redecoration of any steel railings, details of the colour and a sample of the paint shall be submitted and

approved by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 10) Notwithstanding the details as set out in condition 2, prior to the replacement of the plastic perimeter eaves guttering and downpipes, full and final details including the size and sample of the textured aluminium product shall be submitted and approved by the City Council as Local Planning Authority. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 11) Notwithstanding the details as set out in condition 2, prior to the recoating of 1980s terraces at Level 5 and sheet lead joints to the new parapet gutters, a sample of the works shall be submitted and approved by the City Council as Local Planning Authority to determine the colour and finish. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 12) Notwithstanding the details as set out in condition 2, prior to the raking out of any areas of missing or failing mortar joints and repointing in lime mortar mix, full and final of the works shall be submitted and approved by the City Council as Local Planning. For the avoidance of doubt, this shall include a sample of the mortar mix, the area of

repointing and sample of the pennypointing technique. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

- 13) Notwithstanding the details as set out in condition 2, prior to any easing, adjusting, redecorating, dryflex timber repairs or installation of new draught seals of the 1980s windows or doors, samples shall be submitted for the draught seals and dryflex repairs including product details, colour and finish. The approved details shall be implemented as part of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

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: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Date: 27 May 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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-listed-building-consent-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.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.