

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

Part 1 – Particulars of the application/development

Proposal:

Creation of new rooftop pavilion, external terrace and lift access, and enclosure of ground level walkway to create new internal floorspace with associated elevational alterations and the introduction of PV panels to the roof.

Location:

1 Piccadilly Gardens Manchester M1 1RG

Application reference:

144522/FO/2025

Applicant:

Legal and General Assurance (Pensions Management) Limited Legal and General Assurance (Pensions Management) Limited

Date of application:

19 December 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

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 be carried out in accordance with the following drawings and documents:

Drawings

Location Plan 4336 DLG ZZ 00 DR A 001 received by the Local Planning Authority on 14/11/2025.

- 1718762-HLEA-XX-07-DR-E-701002_P01 [Indicative PV Layout Roof Level]
- 1718762-HLEA-XX-07-DR-E-701001_P01 [Proposed PV Layout Roof Layout]

All received by the Local Planning Authority on 17/03/2026.

- 4336-DLG ZZ EL DR A 1113 P02 [Parker Street Elevation]
- 4336-DLG-ZZ-ZZ-DR-A-1125-P02 [FF Lift Section]
- 4336-DLG-ZZ-ZZ-DR-A-1124-P02 [Proposed Roof Section]
- 4336 DLG ZZ SC DR A 1121 P02 [Sections A-A and B-B]
- 4336 DLG ZZ EL DR A 1112 P02 [Piccadilly Elevation]
- 4336 DLG ZZ 00 DR A 1104 P02 [Ground Floor Plan]
- 4336 DLG ZZ08 DR A 1107 P02 [Roof Plan]
- 4336 DLG ZZ 07 DR A 1106 P02 [Roof Plan Level 7]

All received by the Local Planning Authority on 12/03/2026.

- 4436-DLG-ZZ-EL-DR-A-1110-P03 [Piccadilly Gardens Elevation]
- 4436-DLG-ZZ-EL-DR-A-1111-P03 [Portland Street Elevation]
- 4336-DLG-ZZ-ZZ-DR-A-1123-P04 [Proposed Entrance Section]

All received by the Local Planning Authority on 23/04/2026.

Supporting Documents

- Energy & Sustainability Statement prepared by HOARE LEA
- One Piccadilly Transport Note prepared by mode ref: J325253 dated 28 October 2025

All received by the Local Planning Authority on 14/11/2025.

- Heritage Statement

All received by the Local Planning Authority on 09/12/2025.

- Covering Letter
- Sankopower PV Specification
- External Terrace Management Strategy

All received by the Local Planning Authority on 12/03/2026.

- One Piccadilly DESIGN & ACCESS STATEMENT prepared by DLG, Project ref: 4336, dated 21.04.26, Revision P3

Received by the Local Planning Authority on 23/04/2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Places for Everyone Policies JP-Strat1, JP-Strat2. JP-S1, JP-S2, JP-S4, JP-S4, JP-S5, JP-S6, JP-J1, JP-J2, JP-J3, JP-P1, JP-P2, JP-C1, JP-C3, JP-C6, JP-67; Core Strategy Policies SP1, CC1, CC5, CC6, CC8, CC9, CC10, EC1, EC2, EC3, T1, T2, EN1, EN3, EN4, EN8, EN9, EN14, EN16, EN17, DM1; Saved UDP Policies DC18, DC19 and DC26.

- 3) Prior to the commencement of the development hereby approved, a detailed construction/fit-out management plan outlining working practices during the construction phase of the development shall be submitted to and approved in writing by the City Council as Local Planning Authority. The plan shall include detail on the following matters;

- Details on the duration/phasing of construction works and associated vehicle trips;
- Details on the routing of construction traffic and associated swept-path assessment;
- Details of the location and arrangements for contractor parking;
- Identification of the vehicular access points into the site;
- Traffic Management measures for vehicles, pedestrians and cyclists;
- Details for the management and coordination of construction activities with reference to ongoing/imminent construction works in the locality;
- Identification of measures to control dust and mud including on the surrounding public highway including details of how the wheels of contractor's vehicles are to be cleaned during the construction period;
- Details of an emergency telephone contact number for the site contractor to be displayed in a publicly accessible location; and
- Highway dilapidation surveys including photographs and commentary on the condition

of carriageway/footways on construction vehicle routes surrounding the site.

The approved plan shall be implemented as part of the development and retained for the duration of the construction works.

Reason - To safeguard the amenities of nearby residents and businesses and highways management, pursuant to policies SP1, EN19 and DM1 of the Manchester Core Strategy.

- 4) Notwithstanding the details as set out in condition 2 above, prior to the commencement of works to the entrance portals, full and final details for the ground floor entrance portals to Piccadilly Gardens and Portland Street shall be submitted for approval by the City Council, as Local Planning Authority.

This shall include:

- detailed drawings showing fixing details for the pre-cast concrete fins
- detailed drawings showing the dimensions of the gaps between joints where sections of pre-cast concrete fins meet
- detailed drawings showing fixing details of dimensions of fins including projection from the main curve of the entrance portal
- the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, and a strategy for quality control management.

The approved details and 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 Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC1, CC9, EC1, EN1, EN3 and DM1; Saved UDP Policies DC18 and DC19; and the requirements of the National Planning Policy Framework.

- 5) Prior to the commencement of works to the roof top terrace, all materials to be used in the construction of the rooftop terrace shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the submission of samples (including a panel) and specifications of all materials to be used on all external elevations of the development along with jointing and fixing details, and a strategy for quality control management.

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 Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC1, CC9, EC1, EN1, EN3 and DM1; Saved UDP Policies DC18 and DC19; and the requirements of the National Planning Policy Framework.

- 6) Prior to the commencement of the rooftop extensions, final details for the extension of the rooftop fire lift shall be submitted for approval in writing by the Local Planning Authority. This shall include the submission of drawings detailing the design of the projecting brickwork and the interaction with the existing parapet, samples (including a panel with brickwork and mortar), and specifications of all materials to be used on all external elevations of the development, and a strategy for quality control management.

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 Places for Everyone Policies JP-Strat2, JP-P1 and JP-P2; Core Strategy Policies SP1, CC1, CC9, EC1, EN1, EN3 and DM1; Saved UDP Policies DC18 and DC19; and the requirements of the National Planning Policy Framework.

- 7) a) Notwithstanding the indicative landscaping details shown on drawing 4336 DLG ZZ 07 DR A 1106 P02 (stamped as received on 16/03/2026), prior to the commencement of the rooftop landscaping works the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:
- Details of the proposed tree and shrubbery species within the external rooftop terrace including proposed size, species and planting specification including tree pits and design;
 - A strategy providing details of constraints to further planting and details of on-going maintenance and management of all landscaping on site.
 - Hard landscaping details

The development shall then proceed in accordance with the approved details.

b) The approved scheme shall be implemented prior to the first use of the external rooftop terrace. If within a period of 5 years from the date of this permission, any tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory landscaping scheme for the development is carried out that respects the character and visual amenities of the area, in accordance with policies SP1, EN9 and DM1 of the Core Strategy.

- 8) The development hereby approved shall proceed in accordance with the submitted: External Terrace Management Strategy received by the Local Planning Authority 12/03/2026. This shall include hours of use of the external terrace restricted as follows:

Mondays to Sundays: 07:00am – 23:00pm

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with Core Strategy Policy DM1 and saved UDP Policy DC26.

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification) no part of the lobby space or rooftop terrace shall be used for any purpose other than as ancillary to the Class E(c) use of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason - The use of the premises other than in accordance with the approved use would require further consideration by the Local Planning Authority and may not be appropriate in this locality in accordance with Core Strategy Policies SP1, EC2 and DM1, and the National Planning Policy Framework.

- 10) Notwithstanding the details as set out in condition 2 above, prior to the first use of the rooftop extensions hereby approved, full details of the specification and locations of bat and bird boxes, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The bat and bird boxes shall be installed prior to the first use of the rooftop extensions and therefore be retained and remain in situ.

Reason - To ensure the creation of new habitats in order to comply with policy EN15 of the Manchester Core Strategy (2012).

- 11) Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the rooftop photovoltaic arrays hereby approved, full and final details of the photovoltaic arrays shall be submitted to and approved in writing by the City Council as Local Planning Authority.

This shall include a roof plan and cross sections through the main rooftop parapet and extension parapets showing the locations of the photovoltaic arrays.

The rooftop photovoltaic arrays shall be installed prior to the first use of the roof terrace hereby approved and thereafter be retained and remain in situ.

Reason - In the interest of ensuring the solar panels are installed and to ensure that they are appropriate in terms of visual amenity pursuant to policies SP1, EN1, EN6 and DM1 of the Manchester Core Strategy (2012)

- 12) a) Prior to the commencement of any above ground works in the construction of the entrance portals to Piccadilly Gardens and Portland Street hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm shall be submitted for approval in writing by the City Council, as Local Planning Authority.

This shall include the following:

- o Resurfacing works along Piccadilly Gardens and Portland Street
- o Amendments/new TROs to surrounding streets.
- o Footway improvement and reinstatement works around the perimeter of the application site, including material samples.
- o Removal/replacement of directional signage
- o Evidence that a stopping up agreement has been entered into and agreed

(b) Prior to the first use of the entrance portals hereby approved, a verification report, which will include phototrophic evidence and relevant highway approval notices (where relevant) shall be implemented as part of the development and be in place prior to the first occupation of the development and thereafter retained and maintained.

c) In the event of non-conformity, where the highway works have not been carried out and/or to relevant standards, 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 first occupation of the development.

Reason - To ensure safe access to the development site in the interest of pedestrian and highway safety pursuant to policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012) and the National Planning Policy Framework.

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: 29 May 2026

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.

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.