

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

**Partial approval of details reserved by condition**

**Part 1 – Particulars of the application**

---

**Proposal:**

Discharge of Conditions 3 (Rainwater Goods), 4 (Schedule of Works), 5 (Mortar specification), 6 (Final methodology), 7 (Spire works), 8 (Samples), and 9 (Internal works) attached to Listed Building Consent 141767/LO/2024.

**Location:**

Whitworth Institute Oxford Road Manchester M15 6ER

**Application reference:**

CDN/26/0074

**Applicant:**

Mr Abdul Hafeez University of Manchester

**Date of application:**

26 January 2026

**Part 2 – Particulars of decision (a)**

---

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

## **Rainwater Goods**

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Discharge of Planning Conditions Application Nr.141767/LO/2024 - Rainwater Installation Details
- Photographs of 3no. hoppers and downpipes fitted to match existing

Condition 3 is now formally discharged.

## **Mortar Specification**

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Discharge of Planning Conditions Application Nr.141767/LO/2024 - Mortar Specification

Condition 5 is now formally discharged.

## **Part 2 – Particulars of decision (b)**

---

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

## **Schedule of Works**

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Discharge of Planning Conditions Application Nr.141767/LO/2024 - Schedule of Works

The detailed schedule of works does not go into enough detail on the terracotta finial and any associated works and does not have sufficient detail regarding the dry rot works and spire works in order to discharge this condition.

Condition 4 is not formally discharged.

## **Final methodology**

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Discharge of Planning Conditions Application Nr.141767/LO/2024 - Methodology for dismantling Finials

Sufficient details have not been provided in order to discharge this condition. A full methodology for dismantling Finials must be provided.

Condition 6 is not formally discharged.

## **Spire works**

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Discharge of Planning Conditions Application Nr.141767/LO/2024 - Spire details

The City Council is not convinced that the leadwork would have had any coatings originally and would require evidence to demonstrate this.

These may have been applied during its life to try and make it more presentable or as a coating if there were leaks. The ideal scenario would have been to repair the lead or if beyond repair replace on a like-for-like basis with the natural lead as the finish not a grey paint system as seems to be the case.

The City Council is not sure how long the coating will last, but despite looking refreshed, this is not ideal and further discussion is required.

Condition 7 is not formally discharged.

## **Spire**

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Discharge of Planning Conditions Application Nr.141767/LO/2024 - Spire details

The City Council is not convinced that the leadwork would have had any coatings originally and would require evidence to demonstrate this.

These may have been applied during its life to try and make it more presentable or as a coating if there were leaks. The ideal scenario would have been to repair the lead or if beyond repair replace on a like-for-like basis with the natural lead as the finish not a grey paint system as seems to be the case.

The City Council is not sure how long the coating will last, but despite looking refreshed, this is not ideal and further discussion is required.

Condition 8 is not formally discharged.

## **Internal works**

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Discharge of Planning Conditions Application Nr.141767/LO/2024 - Internal Remedial Works Dry Rot Eradication

Sufficient details have not been provided in order to discharge this condition, only a set of photographs. The full details listed in the wording of the condition must be provided in order to discharge.

Condition 9 is not formally discharged.

Date: 02 June 2026

Signed:

A handwritten signature in black ink, appearing to be 'A. Lewis', written over a horizontal line.

Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

