

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145693/NMC/2026

Date registered valid: 16 April 2026

Proposal: Non-Material Amendment to Planning Permission 131859/FO/2021 (142725/NMC/2025 as amended) to amend the wording of Planning Conditions 26 and 27 to alter triggers.

Address: 50 Fountain Street, Manchester, M2 2AS

Ward(s): Deansgate Ward

Applicant: Prudential Nominee UK Limited

Agent (if any): Mr Joshua Wyatt-Smith

Case officer: Michael Pearson
Tel: 0161 219 2735
Email: michael.pearson@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23/04/2026

Application details

Type of application: Non-Material Change Application

Development type: Notifications

Date of site visit:

Standard consultations:

No consultations have been printed and sent.

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

The application relates to 50 Fountain Street which is comprised of the Grade II listed façade that fronts out onto Spring Gardens, Concert Lane and Fountain Street, as well as the more contemporary four storey modernist office block situated to its rear. The application is subject to a live planning permission and listed building consent for the demolition of the contemporary 1970s office building to the rear of the site, the erection of a replacement seven storey building and retention of the listed façade (All approved under permissions 131859/FO/2021 and (Amended by 142725/NMC/2025) and 142655/JO/2025).

Listed building: Not applicable

Conservation area: Upper King Street Conservation Area 1970

Tree Preservation Order: Not applicable

Description of area

The neighbouring area lies within the heart of the City Centre and the Upper King Street Conservation Area. Neighbouring development consists of a high number of listed buildings including the Grade II* listed Former Reform Club and former Midland Bank, as well as the Grade II listed no47, and no60 and no62 Spring Gardens. Neighbouring uses comprise of a high number of commercial properties in restaurant (Class E(b)), and office uses (Class E(g)(i)).

Description of development

The application seeks a non-material amendment to planning permission 131859/FO/2021, as amended by 142725/NMC/2025, that seeks to alter the wording of conditions 26 (Construction Contract) and 27 (Cease Works) to allow the main body of works to commence by April 2027.

This would comprise of the alteration of the trigger point for discharge within condition 26 and the deadline set within condition 27.

Planning History

142725/NMC/2025 - Non-material amendment to revise the wording of conditions 3 (Materials), 4 (Local Labour), 5 (CMP), 6 (Ground contamination), 7 (Landscaping), 9 (Archaeology), 10 (SuDs) and 16a (Delap) of planning permission 131859/FO/2021 to amend trigger points to discharge conditions – Approved May 2025.

142655/JO/2025 - Variation of condition application to vary condition 3 (Materials) attached to listed building consent 131860/LO/2021 Approved May 2025.

131860/LO/2021 - LISTED BUILDING CONSENT for the demolition of modern extension to Grade II Listed building, retention and refurbishment of original Victorian facade, erection of commercial building (Use Class E), re-instatement of the original entrance on 49 Spring Gardens, new structural bracing, abutment works to the adjacent Grade II* Listed Estate Exchange, and other associated works – Approved July 2022.

131859/FO/2021 - Full Planning Permission for the demolition of modern extension to Grade II Listed building, retention and refurbishment original Victorian facade, erection of commercial building (Use Class E) with landscaping, and other associated works – Approved June 2022.

F06409 - Reserved Matters Details of a new office building on the site of 46b, 48 and 52 Fountain Street and internal alterations to 49 Spring Gardens arising out of the outline planning permission (Ref. F02414) granted on 21st May 1975 – Approved March 1977.

F02182/LB - Listed Building Consent Internal alterations, a plant room at roof level and a 4-storey extension at rear of existing offices to provide toilet accommodation – Approved February 1975.

F02414 - Erection of new office building with connecting bridge over Concert Lane to existing bank premises after demolition of 46B and 48 Fountain Street – Approved February 1975.

Consultations & Notification Responses

Not applicable.

Issues

The alteration of conditions to allow the main body of approved works to commence by April 2027 would not alter the development approved under permission 131859/FO/2021 but merely relates to the timing of its implementation. It is noted that works have already been undertaken on site to the Grade II listed façade and thus the permission is considered extant.

The rewording of conditions 26 and 27 would allow for the development to commence in a timely manner. As the approved scheme would be left unaltered and no condition amended so as to

require the submission of additional information, the proposed alteration is considered to be non-material.

In light of the above it is considered that the above changes would not have a material impact on the previously approved scheme and is thus acceptable.

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

Conditions to be attached to decision for approval

1) Non-material amendment to revise the wording of conditions 26 (Construction Contract) and 27 (Cease Works) of planning permission 131859/FO/2021 to amend the trigger point to discharge condition 26 and the deadline listed within condition 27.

2) Following an assessment of the details submitted, I can confirm that the proposed amendment is considered to be of a non-material nature and acceptable to the City Council as the Local Planning Authority. The City Council is satisfied that the proposed changes will not result in any significant material alterations to the planning approval.

26) No development, other than the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall commence until a contract for the construction and completion of the remaining development has been let and appropriate evidence has been submitted for approval in writing by the City Council, as Local Planning Authority. The contract for construction and completion of the remaining development outside of the aforementioned step removal works must be let no later than the 05 April 2027.

Reason - To allow sufficient time to let the contract for the remainder of the development pursuant to policy SP1 of the Manchester Core Strategy (2012).

27) Should the contract for construction and completion of the development not be let by 05 April 2027, then all development activities on the site, outside of the step removal works to the entrance door located at 49 Spring Gardens identified on 142-JMA-B1-SW-E-A-042101 Revision A, 142-JMA-B1-SW-E-A-042201 Revision C and 142-JMA-B1-XX-X-A-042299, shall cease and no further development shall be permitted by this planning permission.

Reason - To require the development activities to cease should the contract for the remainder of the development not be let pursuant to policy SP1 of the Manchester Core Strategy (2012).

Appendix 1 – List of consultees & neighbours notified

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 Conservation Area 1970

Area Team Boundary - Name: CENTRAL