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

MANCHESTER CITY COUNCIL

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

Listed Building Consent

Applicant	Agent (if used)
NOMA (GP) Ltd C/o Agent	Ms Holly Gerrard ID Planning 9 York Place Leeds LS1 2DS

Part 1 – Particulars of the application/development

Proposal: Listed building consent for installation of 1no. door, extract flue and roof plant, and internal alterations including installation of secondary glazing.

Location: Redfern Building , Redfern Street , Manchester, M4 4AH

Date of application: 12 June 2025

Application number: 143193/LO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **granted** 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 in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

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 the following drawings and documents:

- 7266-SRA-XX-XX-DR-A-00800 Rev P01: Site Location Plan (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-00802 Rev P01: Site Plan Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-31826 Rev P01: North Elevation Proposed Secondary Glazing Locations (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-31827 Rev P01: West Elevation Proposed Secondary Glazing Locations (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-20825 Rev P01: East Elevation Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-20826 Rev P01: North Elevation Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-20827 Rev P01: West Elevation Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-21836 Rev P01: Mayer Street North Elevation Making Good/Fabric Analysis Proposed (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-21837 Rev P01: Sadler's Yard West Elevation Making Good/Fabric Analysis Proposed (Received 12/06/2025)
- RED-ARP-ZZ-ZZ-DR-S-10001 Rev P03: Feature Stair Layouts and Sections
- RED-ARP-ZZ-ZZ-DR-S-10002 Rev P03: Feature Stair Sections
- RED-ARP-ZZ-ZZ-DR-S-10003 Rev P03: Feature Stair Details Sheet 1 of 2
- RED-ARP-ZZ-ZZ-DR-S-10004 Rev P03: Feature Stair Details Sheet 2 of 2
- RED-ARP-ZZ-ZZ-DR-S-10011 Rev P03: Platform Lift Envisioned Layouts & Section
- SK-XX-XXXX Rev P01: Mechanical Roof Plant Section View
- 7266-SRA-XX-00-DR-A-00812 Rev P02: Ground Floor Plan Existing
- 7266-SRA-XX-00-DR-A-01812 Rev P02: Ground Floor Plan Demolition
- 726-SRA-XX-RF-DR-A-01818 Rev P01: Roof Plan Demolition (Received 12/06/2025)
- 7266-SRA-XX-00-DR-A-01852 Rev P01: Ground Floor RCP Demolition
- 7266-SRA-XX-00-DR-A-20802 Rev P02: General Arrangement Ground Floor Plan Proposed
- 7266-SRA-XX-00-DR-A-22802 Rev P02: Internal Wall Types General Arrangement Ground Floor Proposed
- 7266-SRA-XX-00-DR-A-35812 Rev P02: Ceiling Types Ground Floor RCP Existing
- 7266-SRA-XX-00-DR-A-35822 Rev P02: Ceiling Types Ground Floor RCP Proposed
- 7266-SRA-XX-00-DR-A-42802 Rev P02: Internal Wall Finishes Ground Floor Plan Proposed
- 7266-SRA-XX-00-DR-A-43802 Rev P02: Floor Types Ground Floor Plan Proposed
- 7266-SRA-XX-00-DR-A-74802 Rev P02: Ground Floor WC and AWC Proposed
- 7266-SRA-XX-00-DR-A-79800 Rev P01: Ground Floor WC Corridor Wall Material Treatment
- 7266-SRA-XX-LG-DR-A-00811 Rev P02: Lower Ground Floor Plan Existing
- 7266-SRA-XX-LG-DR-A-01811 Rev P02: Lower Ground Floor Plan Demolition
- 7266-SRA-XX-LG-DR-A-20801 Rev P03: General Arrangement Lower Ground Floor Plan Proposed
- 7266-SRA-XX-LG-DR-A-22801 Rev P02: Internal Wall Types General Arrangement Lower Ground Floor Proposed
- 7266-SRA-XX-LG-DR-A-35811 Rev P02: Ceiling Types Lower Ground Floor RCP Existing

- 7266-SRA-XX-LG-DR-A-35821 Rev P02: Ceiling Types Lower Ground Floor RCP Proposed
- 7266-SRA-XX-LG-DR-A-35860 Rev P01: Ceiling Details Lower Ground Floor
- 7266-SRA-XX-LG-DR-A-42801 Rev P02: Internal Wall Finishes Lower Ground Floor Plan Proposed
- 7266-SRA-XX-LG-DR-A-43801 Rev P02: Floor Types Lower Ground Floor Plan Proposed
- 7266-SRA-XX-LG-DR-A-74801 Rev P02: Lower Ground Floor WC Proposed
- 7266-SRA-XX-RF-DR-A-00818 Rev P02: Roof Plan Existing
- 7266-SRA-XX-RF-DR-A-20808 Rev P02: General Arrangement Roof Plan Proposed
- 7266-SRA-XX-XX-DR-A-00835 Rev P02: Section AA and BB Existing
- 7266-SRA-XX-XX-DR-A-20835 Rev P02: Section AA and BB Proposed (Received 06/08/2025)
- 7266-SRA-XX-XX-DR-A-01826 Rev P01: North Elevation Demolition (Received 12/06/2025)
- 7266-SRA-XX-XX-DR-A-01827 Rev P02: West Elevation Demolition
- 7266-SRA-XX-XX-DR-A-20828 Rev P02: Lightwell Elevations Proposed
- 7266-SRA-XX-XX-DR-A-22851 Rev P02: Internal Wall Types Proposed
- 7266-SRA-XX-XX-DR-A-22860 Rev P02: Internal Wall Type Interface Details Proposed
- 7266-SRA-XX-XX-DR-A-22870 Rev P01: Internal Wall Repair Details Proposed
- 7266-SRA-XX-XX-DR-A-24825 Rev P02: Retail Unit Accommodation Stair Proposed Elevation (1 of 2)
- 7266-SRA-XX-XX-DR-A-24826 Rev P02: Retail Unit Accommodation Stair Proposed Elevation (2 of 2)
- 7266-SRA-XX-XX-DR-A-24827 Rev P02: Retail Unit Accommodation Stair Proposed Balustrading
- 7266-SRA-XX-XX-DR-A-24850 Rev P02: Retail Unit Accommodation Stair Indicative Details
- 7266-SRA-XX-XX-DR-A-24851 Rev P02: Retail Unit Accommodation Stair Indicative Modular Balustrade Options
- 7266-SRA-XX-XX-DR-A-32800 Rev P02: Sadler's Yard Window to Door Plan, Section and Elevation
- 7266-SRA-XX-XX-DR-A-32801 Rev P02: Plant Room To Retail Unit Door Plan and Elevations
- 7266-SRA-XX-XX-DR-A-31850 Rev P02: Secondary Glazing Indicative Detail (Received 06/08/2025)
- 7266-SRA-XX-XX-DR-A-31852 Rev P01: Secondary Glazing Indicative Detail Curved Window Unit (Received 06/08/2025)
- SOW Document Rev 2 (Prepared by Overbury; Dated 04/08/2025; Received 06/08/2025)
- Design & Access Statement (Prepared by Sheppard Robson; Dated & Received 06/08/2025)
- Heritage Statement (Prepared by ID Planning; Dated June 2025; Received 12/06/2025)
- Redfern - Scope of Works Document (Dated 02/05/2024; Received 12/06/2025)
- Noise Impact Assessment (Prepared by ARUP; Dated 30/05/2025; Received 12/06/2025)
- Redfern Whitebox - Ventilation Strategy File Note (Prepared by ARUP; Dated 29/05/2025; Received 12/06/2025)
- Proposed Whiteboxing Works (Prepared by Lyons Thompson Letts; Dated & Received 23/06/2025)

All stamped as received by the City Council as Local Planning Authority on 01/08/2025, unless specified otherwise.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of any works in relation to the installation of the secondary glazing measures hereby approved, exact details of their material finish (Including material samples where relevant), method of mechanical fixing and any necessary supports, and installation methodology, shall be submitted to and approved in writing by the City Council as Local Planning Authority. In instances where any one window has unique constraints/limitations which may make the installation of the approved secondary glazing measures difficult and/or infeasible, for example shallow windowsill depth, bespoke plans for that window shall be required to be submitted.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

4) Prior to the commencement of any works in relation to the property's internal plant room access door, final details that shall include detailed sections and a methodology for its enclosure/encapsulation shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

5) Notwithstanding the approval of drawing nos.7266-SRA-XX-00-DR-A-20802 Rev P02 & RED-ARP-ZZ-ZZ-DR-S-10011 Rev P03, prior to the commencement of any works in relation to the platform lift hereby approved, exact details of its location, design and material finish, as well as a demolition and installation methodology, that shall include details of mechanical fixing, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

6) Prior to the commencement of any works in relation to the original glazed brick located at ground floor, a methodology for their protection during the carrying out of the development, as well as their restoration, shall be submitted to and approved in writing by the City Council as Local Planning Authority. In the event any brick requires replacement, material samples of the replacement brick shall also be submitted as part of the proposals.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

7) Notwithstanding the approval of drawing nos. 7266-SRA-XX-XX-DR-A-20828 Rev P02 (Received 01/08/2025), prior to the commencement of any works in relation to the extract flue hereby approved, exact details regarding the flue's design, material finish and fixing detail shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

8) Prior to the commencement of any works in relation to the finishes of original walls hereby approved, the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

a. A detailed wall finishes schedule that shall also note how all proposed finishes are compatible with historic fabric.
b. A repair methodology and finishes schedule for the property's original walls and columns.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

9) Prior to the commencement of any works in relation to the internal staircase and balustrade hereby approved, final details on their design and material finish, including material samples where applicable, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework.

10) Prior to the commencement of any M&E installation works, a detailed scheme for such works that shall include scaled floor plans, ceiling plans, internal elevations, finishes plan and product specifications, shall be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester 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/info/100011/roads_parking_and_transport/1988/naming_and_numbering_of_houses_buildings_streets_and_roads/2

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

Date: 7 August 2025

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 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/planning-inspectorate. 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 their 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.