

Town & Country Planning Act 1990 (as amended)**Planning (Listed Building & Conservation Area) Act 1990 (as amended)****Approval of details reserved by condition****Part 1 – Particulars of the application**

Proposal:

Discharge of Conditions 3 (M&E), 4 (Ceiling Works), 6 (Louvre details), 8 (Floors), and 9 (finishes) attached to Listed Building Consent 136958/LO/2023.

Location:

Sixth Floor Bridgewater House 58 - 60 Whitworth Street Manchester M1 6LT

Application reference:

CDN/26/0349

Applicant:

APAM APAM

Date of application:

15 April 2026

Part 2 – Particulars of decision

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

M&E

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

- CAT A Split Reflected Ceiling Plan (Ref AXI-306 Rev 01).
- CAT A Split Cross Section Details as Proposed (Ref AXI-200)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)
- Method Statement: Installation of Mechanical Services to Grade II Listed Ceiling.

The above information submitted has been considered and is acceptable.

The development shall now be carried out in accordance with the above.

Condition 3 is now discharged.

Ceiling 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:

- Ceiling Repairs and Skim Finish Method Statement (received by the City Council as Local Planning Authority on 18 May 2026)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)
- CAT A Split Ceiling Finishes Plan as Proposed (Ref AXI-626)

The above information submitted has been considered and is acceptable.

The development shall now be carried out in accordance with the above and on the basis that there are no lath and plaster ceilings. Should any lath and plaster ceilings be identified, then this condition will need to be re-discharged.

Condition 4 is now discharged.

Louvre Details

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

- CAT A Split Cross Section Details as Proposed (Ref AXI-200)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)
- Method Statement – Installation of Louvres at 6th Floor Level

The above information submitted has been considered and is acceptable.

The development shall now be carried out in accordance with the above.

Condition 6 is now discharged.

Floors

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

- Method Statement: Conservation Repair of Metal Pan Raised Access Floor Panel.
- CAT A Split Floor Finishes Plan as Proposed (Ref AXI-606)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)

The above information submitted has been considered and is acceptable.

The development shall now be carried out in accordance with the above.

Condition 8 is now discharged.

Finishes

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

- CAT A Split Floor Finishes Plan as Proposed (Ref AXI-606)
- Cat A Split Ceiling Finishes Plan as Proposed (Ref AXI-626)
- Cat A Split Wall Finishes Plan as Proposed (Ref AXI-616)
- Bridgewater House Material Specification Sample Report (Ref 24-236, 13 April 2026)

The above information submitted has been considered and is acceptable.

The development shall now be carried out in accordance with the above.

Condition 9 is now discharged.

Date: 12 June 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 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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.

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.