MANCHESTER CITY COUNCIL

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

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Variation of Planning Permission 140839/FO/2024 to Conditions 3 (Materials), 4 (Cleaning Method Statement), 5 (Signage Strategy) and 6 (Gate Opening Hours) to amend triggers for compliance and gate opening hours.

Location:

Smithfield Buildings 44 Tib Street Manchester M4 1LA

Application reference:

PLA-2026-000219

Applicant:

Mr James Griffiths Hollis Global

Date of application:

06 May 2026

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 acted positively in determining this application by assessing the proposal against relevant planning policies and all material considerations. The nature of the scheme has not necessitated further discussions with the applicant. On this basis it is decided to grant planning permission in accordance with the presumption in favour of sustainable development.

Condition(s) attached to this decision

1) The development must be begun not later than 22/11/2027.

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall have been carried out in accordance with the following drawings and documents:

   - Drawing - Proposed 137-L04_REVD TIB STREET ELEVATION & PLAN
   - Drawing - Proposed 137-L05_REVD ELEVATION & SECTION BB
   - Drawing - Proposed 137-L06_REVD ELEVATION & SECTION BB
   - Drawing - Proposed 137-L07_REVD ELEVATION & SECTION CC
   - Drawing - Proposed 137-L08_REVD ELEVATION & SECTION DD

All received by the City Council, as Local Planning Authority, on 21/11/2024.

- Material Samples (As inspected on site on 15/06/2026)
- Email Correspondence RE RAL Colour (Prepared by O'Brien & Noel; Dated and received 16/06/2026)
- Signage Strategy (Prepared by O'Brien & Noel Architects; Dated 22/09/2024)
- HMS-Smithfield-01 Revision P2: Tib Street Elevation: Balustrade, Gates & Railing Design Type A
- HMS-Smithfield-02 Revision P2: Tib Street Elevation: Balustrade, Gates & Railing Design Type B
- HMS-Smithfield-03 Revision P2: Tib Street Elevation: Balustrade, Gates & Railing Design Type C
- HMS-Smithfield-04 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type D
- HMS-Smithfield-05 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type E
- HMS-Smithfield-06 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type F
- HMS-Smithfield-07 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type G
- HMS-Smithfield-08 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type H
- HMS-Smithfield-09 Revision P1: Tib Street Elevation: Balustrade, Gates & Railing Design Type J
- Maintenance Instructions & Cleaning for Galvanised Steel (Prepared by HMS Welding Limited)
- Email correspondence RE Existing Metalwork Methodology (Prepared by O'Brien & Noel; Dated and received 24/06/2026)

All received by the City Council, as Local Planning Authority, on 06/05/2026, 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 adopted Core Strategy for the City of Manchester and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

3) The development hereby approved shall be completed in accordance with the material samples inspected on site on 15/06/2026, which shall be coloured RAL 9005 with all associated fixing points to be coloured to match.

Reason - In the interest of visual amenity and as the development affects the setting of a conservation area pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

4) The property's existing metalwork shall be made good in accordance with the email correspondence RE Existing Metalwork Methodology (Prepared by O'Brien & Noel), received by the City Council as Local Planning Authority on 25/06/2026. The approved works shall be implemented as part of the development and be retained and maintained thereafter.

Reason - To ensure that a satisfactory restoration and repair of the exterior of the building and in the interest of visual amenity pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012) and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

5) The development hereby approved shall display external signage in accordance with the approved Signage Strategy (Prepared by O'Brien & Noel Architects; Dated 22/09/2024), received by the City Council as Local Planning Authority on 06/05/2026, for its lifetime.

Reason – In the interest of visual amenity, pursuant to policies SP1, EN1 and DM1 of the Core Strategy, and the National Planning Policy Framework.

6) The gates and window shutters/openings on Tib Street hereby approved, shall remain open from no later than 9am daily (Including Sundays and Bank Holidays) and then be closed each day in line with the business hours of the latest closing tenant located along the site's colonnade.

Reason - In the interest of visual amenity pursuant to policies SP1 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

Mining

Please see information relating to mining in Appendix A.

Date: 26 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 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 of 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.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026