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 Listed Building Consent 135029/LO/2022 to vary Condition 2 (Approved Drawings), 4 (Archaeology), 5 (Materials), 6 (Method Statement), 7 (Historic Fabric Protection), 8 (Scaffolding), 9 (Junction Details), 13 (Windows), 14 (Repairs) and 20 (Historic Features) to amend the wording of existing conditions to allow the approved development to be delivered in phases.

Location:

Land Bound By King Street West, St Marys Parsonage, Garden Lane And Smithy Lane Manchester M3 2JP

Application reference:

PLA-2026-000308

Applicant:

Relentless Investments

Date of application:

12 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

Not applicable

Condition(s) attached to this decision

1) The development must be begun not later than the 8th of September 2026.

   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:

   The site location plan referenced 107_B1_00_0000 received by the City Council as Local Planning authority on 23 September 2022

   The drawings referenced:

107 B1_05_2200

107 B1_05_2201

2951-PLA-GF-XX-DR-L-0001

2951-PLA-GF-XX-DR-L-2002

received by the City Council as local planning authority on 23 September 2022

2951-PLA-GF-XX-SK-L-2004 Rev P01

received by the City Council as local planning authority on 30 November 2022

107_B1_02_0099 Rev A

107 B1_02_0100 Rev B

107 B1_02_0101 Rev A

107 B1_02_0102 Rev A

107 B1_02_0103 Rev A

107 B1_02_0104 Rev A

107 B1_04_2200 Rev A

107 B1_04_2201 Rev A

107 B1_04_2202 Rev B

107 B1_04_2204 Rev B

107 B1_04_2205 Rev B

107 B1_04_2206 Rev B

107 B1_04_2210 Rev A

107 B1_04_2211 Rev B

107 B1_10_4201 Rev A

107 B1_10_4202 Rev A

107 B1_10_4203 Rev A

received by the City Council as local planning authority on 17 April 2023

2951-PLA-GF-XX-DR-L-0001 Rev P04

received by the City Council as local planning authority on 24 May 2023

107 B1_02_2201 Rev C

107 B1_02_2202 Rev B

107 B1_02_2203 Rev B

received by the City Council as local planning authority on 13 June 2023

107 B1_02_2204 Rev A

107 B1_02_2210 Rev A

107 B1_02_2211 Rev A

107 B1_02_2213 Rev A

107 B1_02_2214 Rev A

107 B1_04_2203 Rev C

received by the City Council as local planning authority on 20 June 2023

107 B1_04_2207 Rev C

107 B1_02_2199 Rev C

107 B1_02_2200 Rev F

received by the City Council as local planning authority on 22 June 2023

107_B1_00_1400 Rev -

107_B1_04_1112 Rev -

received by the City Council as local planning authority on 12 May 2026

The Condition Report and Repair Schedule prepared by stephenson, hamillton, risely STUDIO received by the City Council as local planning authority on 13 June 2023

The letter from Penny Anderson Associates Ltd Consultant Ecologists dated 15 November 2022 received by the City Council as local planning authority on 15 November 2022

The Bins Provision Calculation received by the City Council as local planning authority on 24 November 2022

The Flood Risk Assessment and Outline Drainage Strategy (Rev P03) prepared by WSP received by the City Council as local planning authority on 21 November 2022

The BREEAM Pre-assessment for the Refurbishment of the Carriage Works Rev B prepared by Turley Sustainability received by the City Council as local planning authority on 17 April 2023

The BREEAM Pre-assessment for the New Construction V6 Rev B prepared by Turley Sustainability received by the City Council as local planning authority on 17 April 2023

The Design and Access Statement prepared by John Matthews Architects received by the City Council as Local Planning authority on 23 September 2022

The Air Quality Assessment prepared by Redmore Environmental received by the City Council as Local Planning authority on 23 September 2022

The Archaeological Desk-Based Assessment prepared by the University of Salford received by the City Council as Local Planning authority on 23 September 2022

The letter from Penny Anderson Associates Ltd Consultant Ecologists dated 9 September 2022 received by the City Council as Local Planning authority on 23 September 2022

The Construction Management Plan and Outline Method Statement prepared by Property Alliance Group Ltd received by the City Council as Local Planning authority on 23 September 2022

The Crime Impact Statement prepared by Greater Manchester Police Design for Security received by the City Council as Local Planning authority on 23 September 2022

The Daylight and Sunlight Amenity Impact Assessment Report prepared by Grayscanlanhill Chartered Building Surveyors received by the City Council as Local Planning authority on 23 September 2022

The Energy and Environmental Standards Statement prepared by CWC received by the City Council as Local Planning authority on 23 September 2022

The Local Labour Agreement received by the City Council as Local Planning authority on 23 September 2022

The Pedestrian Level Wind Desk-Based Assessment prepared by RDWI received by the City Council as Local Planning authority on 23 September 2022

The Planning Statement prepared by Euan Kellie Property Solutions received by the City Council as Local Planning authority on 19 October 2022

The Statement of Community Involvement prepared by Counter Context Ltd received by the City Council as Local Planning authority on 23 September 2022

The Planning Report - Ventilation Strategy prepared by CWC received by the City Council as Local Planning authority on 23 September 2022

The Noise Survey and Plant Noise Egress Limits prepared by Sandy Brown Consultants in Acoustics, Noise & Vibration received by the City Council as Local Planning authority on 23 September 2022

The Extended Phase 1 Habitat Survey, Building Inspection for Bats and Bat Activity Surveys prepared by Penny Anderson Associates Ltd Consultant Ecologists dated 9 September 2022 received by the City Council as Local Planning authority on 23

September 2022

The Phase I Geoenvironmental Site Assessment prepared by e3p received by the City Council as Local Planning authority on 23 September 2022

The Heritage Asset Statement prepared by Jon Matthews Architects received by the City Council as Local Planning authority on 17 October 2022

The Transport Statement prepared by Property Alliance Group Ltd received by the City Council as Local Planning authority on 23 September 2022

The Framework Travel Plan prepared by Property Alliance Group Ltd received by the City Council as Local Planning authority on 23 September 2022

The covering letter from Zerum dated 12 May 2026

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SO1, SO2, S05, S06, SP1, C1, EC1, EC3, CC1, CC4, CC5, CC6, CC7, CC8, CC9, CC10, T1, T2, EN1, EN3, EN4, EN6, EN8,

EN9, EN11, EN14, EN15, EN16, EN17, EN18, EN19 and DM1 saved Unitary Development Plan polices DC10.1, DC18.1 DC19.1, DC20, DC26.1 and DM2.

3) The demolition of 31-33 King Street West shall not be undertaken before a contract for the carrying out of the building works in accordance with application referenced 135028/FO/2022, and planning permission has been granted for the redevelopment for which the contract provides, and evidence of that contract has been submitted to and approved in writing by the City Council as Local Planning Authority.

Reason - In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following external alterations to the existing building pursuant to policy EN3 of the Manchester Core Strategy and saved DC19 of the Unitary Development Plan for the City of Manchester, and the National Planning Policy Framework

4) No development or demolition with the exception of the initial demolition in Phase 1 as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026 shall take place until the applicant or their agents or successors in title has secured the implementation of a

programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

a) Informed by the updated Northwest Regional Research Framework, a phased programme and methodology of investigation and recording to include:

i. historic building recording to Historic England Level 3 for Reedham House (31-33 King Street West)

ii. historic building recording to Historic England Level 1 to 2 (No.3 Smithy Lane and the Carriage Works at junction of Garden Lane/St Mary's Parsonage)

iii. informed by (i) and (ii), strip-out and/or demolition watching brief(s) to allow recording of previously concealed historic fabric etc

iv. a scheme of targeted post-demolition archaeological evaluation trenching

v. informed by (iv), more detailed targeted excavation (subject of a new WSI)

b) A programme for post investigation assessment to include:

i. analysis of the site investigations records and finds

ii. production of a final report(s) on the investigation results.

c) Deposition of the final report(s) with the Greater Manchester Historic Environment Record.

d) Dissemination of the results commensurate with their significance.

e) Provision for archive deposition of the report and records of the site investigation.

f) Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

Reason: In accordance with NPPF Section 16, paragraph 205: To record and advance understanding of the significance of any heritage assets to be lost in part and to investigate the archaeological interest of the site and record and preserve any remains of archaeological interest and to make this evidence (and any archive

generated) publicly accessible, pursuant to policy DM1 of the Core Strategy for the City of Manchester and saved policy DC20.1 of the Unitary Development Plan for the City of Manchester.

5) Notwithstanding the details submitted with the application, prior to the commencement of development with the exception of the initial demolition in Phase 1 as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026 the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) Samples and specifications of all material to be used on all external elevations of the development, drawings to illustrate details of full-sized sample panels and mock-ups that will be produced (The panel to be produced shall include jointing and fixing details between all component materials and any component panels), details of external ventilation requirements, details of the drips to be used to prevent staining and details of the glazing and frames, a programme for the production of the full sized sample panels and a strategy for quality control management.

(b) Submission of a Construction Environmental Management Plan (CEMP) (Materials) to include details of the strategy for securing more efficient use of non-renewable material resources and to reducing the lifecycle impact of materials used in construction and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

(c) The sample panels and quality control management strategy shall then be submitted to and approved in writing by the City Council as local planning authority.

The approved materials shall be used in the construction of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan

6) Prior to the commencement of each phase of works (as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026) for all internal and external works shall be submitted to and approved in writing by the City Council as local planning authority. The works shall then be carried out only in accordance with the approved method statement and shall be completed as part of the approved works.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building in accordance with policies EN3 and CC9 of the Core Strategy and saved policy DC19.1; of the Unitary Development Plan

7) Full details of the method of support and protection of all historic fabric adjacent to the location of construction work relevant to that phase shall be submitted to and approved in writing by Manchester City Council as Local Planning Authority prior to the commencement of each phase of the development within the site as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026. The approved method of support and protection for each phase shall be fully implemented prior to development commencing on site.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Prior to the commencement of each phase of above ground works (as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026), a methodology and specification for any associated scaffolding and support structure for the listed building relevant to that phase shall be submitted to and approved in writing by the City Council as local planning authority. These documents shall include the locations of the scaffolding, the means of affixing to the building fabric, the location of any associated fixings to the building, details of how the building fabric would be protected from potential damage as a result of the erection of the scaffolding and details of making good to the building fabric following the removal of the scaffold. All making good works shall be completed within three months of the removal of the scaffolding.

These works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved

policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the information detailed within Condition 2 of this application, full details of the junction of the new build to the listed building, including the interface between new lift shaft and the courtyard fabric shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any above ground works with the exception of the initial demolition in Phase 1 as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the information detailed within Condition 2 of this application, full details of internal finishes, including floor finishes (including floorboards, fireplace hearthstone and other 19th century finishes) ceiling finishes and wall finishes shall be submitted to and agreed in writing by the City Council as local planning authority prior to the commencement of any internal works.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Notwithstanding the information detailed within Condition 2 of this application full details of the treatment, finishes and enclosure of the basement staircase (item X20

within the Condition Report and Repair Schedule prepared by stephenson, hamillton, risely STUDIO) shall be submitted to and approved in writing by the City Council as local planning authority prior to any works commencing to this item. The details shall include the treatment and finishes of the historic staircase and associated historic fabric and the material of and level of visibility through the enclosure.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

12) a) Notwithstanding the information detailed within Condition 2 of this application, a full assessment of the need for tanking and/or alternative damp proofing measures shall carried out and be submitted to and approved in writing by the City Council as local planning authority six months prior to the completion of the development.

b) Should damp proofing measures and/or tanking have been proven to be necessary full details of these works shall then be submitted to and approved in writing by the City Council as local planning authority fully implemented prior to the completion of the development.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

13) a) Notwithstanding the information detailed within Condition 2 of this application, full and final details of the works to each of the existing windows and window openings, shall be submitted to and approved in writing by the City Council as Local Planning Authority prior to the commencement of any works to the works to the elevations of the building with the exception of the initial demolition in Phase 1 as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026.

b) Full details of works to retained windows shall include a condition survey and method statement clarifying how the retained windows will be repaired.

c) Full details of replacement windows/reinstated windows shall include detailed scaled drawings, including cross sections showing the replacement windows in comparison to existing original examples of windows at the property or researched examples where such window does not exist, specification of any new glazing, redecoration and repair works, including a physical sample of all new window types.

d) Any removal of historic windows shall require assessment, justification and evidence of disrepair preventing reuse, which shall include a condition survey and method statement for the removal and clarification of how the windows affected will be reused.

e) Full details of the location, siting, design, fixings and appearance of any secondary glazing.

f) The works to windows shall be carried out only as agreed in accordance with the approved details and shall be completed prior to first occupation of the development hereby approved.

Reason - In the interests of visual amenity, and because the proposed works affect a building that is within the curtilage of a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the information detailed within Condition 2 of this application, full details of all repair works to internal and external masonry, stonework and woodwork and removal of detritus from the elevations relevant to that phase of works, as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026, shall be submitted to and approved in writing by the City Council as local planning authority. These works shall be carried out fully and only in accordance with the approved information and shall be completed within three months of the completion of the development.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the information detailed within Condition 2 of this application, full details of all mechanical and electrical plant and equipment, including all light fittings and any service openings and/or risers etc. associated with the implementation of mechanical and electrical plant and equipment and details of the finishes of all equipment shall be submitted to and approved in writing by the City Council as local planning authority prior to works commencing to implement any mechanical and electrical plant and equipment.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the information detailed within Condition 2 of this application, full details of all new and/or replacement rainwater goods, including materials and finishes and details of the rainwater goods to be removed shall be submitted to and approved in writing by the City Council as local planning authority prior to the removal of any rainwater goods.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved

policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

17) Notwithstanding the information detailed within Condition 2 of this application, full details of the partitions to be used within the plant room and the shower room to protect the brickwork, including the materials, measurements, locations and method of ventilation shall be submitted to and approved in writing by the City Council as local planning authority prior to the commencement of any works to the internal fabric of the building. The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the information detailed within Condition 2 of this application, full details of all acoustic and fire separation and insulation shall be submitted to and approved in writing by the City Council as local planning authority prior to works commencing to implement those elements.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

19) Notwithstanding the information detailed within Condition 2 of this application, prior to any internal and external painting or repainting the following information shall be submitted to and approved in writing by the City Council as local planning authority:

a) a paintwork analysis of historic features and finishes (windows, ironwork and stairs) carried out by a specialist

b) the report on this analysis

c) the proposed painting scheme that has been developed based on the report (within b)

The painting and repainting works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

20) Notwithstanding the information detailed within Condition 2 of this application, full details of all works to internal & external historic features and finishes, including doors, staircases, stonework, cobblestones, brickwork and cast-iron columns shall be submitted to and approved in writing by the City Council as local planning authority prior to any works (excluding approved demolition) commencing to those elements.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

21) Building lighting proposals, including security lighting shall be submitted to and approved in writing by the City Council as local planning authority prior to any external lighting being installed on site. All building lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Full details of this external lighting, including the following shall be submitted to and approved in writing before any external lighting has been installed on site:

a) Details of where external lighting would be installed.

b) Details of the design and appearance of lighting units and the treatment and routing of associated cabling and equipment,

c) Details of the fixings.

All building lighting shall be installed and maintained in accordance with agreed specifications and locations set out in the above information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

22) Notwithstanding the information detailed within Condition 2 of this application, full details of all new partitions, doors and glazing, including blocked openings shall be submitted to and approved in writing by the City Council as local planning authority prior to any works to implement these elements commencing on site.

The works shall be carried out fully and only in accordance with the approved information.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved

policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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: 07 July 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