MANCHESTER CITY COUNCIL

Non-Material Amendment under Section 96A of the Town & Country Planning Act 1990 (as amended)

Part 1 – Particulars of the application

Proposal:

Non-Material Amendment to Planning Permission 135028/FO/2022 to to conditions 2 (Approved Drawings), 5 (CMP), 6 (Archaeology), 7 (Materials), 8 (Local Labour Construction), 9 (Historic Fabric Protection), 10 (Biodiversity), 11 (Junction Details), 12 (Bat License), 16 (Commercial Noise), 18 (Works to Windows) and 28 (Landscaping) 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

Application reference:

OTH-2026-000331

Applicant:

Relentless Investments

Date of application:

14 May 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the application referred to in Part 1 has been **approved** on the following basis:
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It should be noted that this decision does not supersede the decision notice attached to planning permission 135028/FO/2022. These documents should be read in conjunction with one another. Therefore, the conditions previously applied to approval 135028/FO/2022 still apply to this development. However, due to the acceptance of the amendments outlined above, the following amended conditions now apply.

Condition(s) amended by this decision

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.

5) 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) a detailed construction and/or demolition management plan outlining working practices during that phase of the development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;

- Method Statements and risk assessments for construction and demolition works.

- Display of an emergency contact number to be displayed in a publicly accessible location.

- Details of Wheel Washing.

- Dust and dirt suppression measures.

- Compound locations where relevant.

- Location, removal, and recycling of construction waste.

- Details of the vehicular activity associated with the construction, including a strategy for the routing of construction traffic, and swept path analysis.

- Details of the location and arrangements for all parking of all construction related vehicles and staff.

- Sheeting over of construction vehicles.

- Construction and demolition methods to be used, including the use of cranes.

- The identification of all vehicular access points into the site.

- Communication strategy with residents and businesses which shall include details of how there will be engagement, consult and notify residents during the works.

- A highway dilapidation survey including photographs and commentary on the condition of carriageway/footways on construction vehicle routes surrounding the site.

Development shall be carried out in accordance with the approved construction management plan.

Reason - To safeguard the amenities of nearby residents and highway safety, pursuant to policies SP1, EN9, EN14, EN15, EN17, EN19 and DM1 of the Manchester Core Strategy (July 2012).

6) 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.

7) 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

8) i) Prior to the commencement of the development (excluding demolition), details of a Local Labour Proposal, in order to demonstrate commitment to recruit local labour for the duration of the construction of the development, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. In this condition a Local Labour Proposal means a document which includes:

a. the measures proposed to recruit local people including apprenticeships

b. mechanisms for the implementation and delivery of the Local Labour Proposal

c. measures to monitor and review the effectiveness of the Local labour Proposal in achieving the objective of recruiting and supporting local labour objectives

The approved document shall be implemented as part of the construction of the development.

(ii) Within one month prior to construction work being completed, a detailed report which takes into account the information and outcomes about local labour recruitment pursuant to items (i) and (ii) above shall be submitted and approved in writing by the City Council as Local Planning Authority.

Reason - The applicant has demonstrated a commitment to recruiting local labour pursuant to policies SP1, EC1 and DM1 of the Manchester Core Strategy (2012).

9) 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.

10) Prior to the commencement of above ground works with the exception of the initial demolition in Phase 1 as shown on the phasing plan referenced 107_B1_00_1400, final details of the following shall be submitted and approved in writing by the City Council as Local Planning Authority. The programme shall include an implementation timeframe:

a) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and bricks, bird boxes, appropriate planting, tree pits and rainwater harvesting; and

b) An assessment of the possibility of providing a green roof, brown roof or blue/green roof and full justification of the results. If this is possible full details of proposals and a management and maintenance strategy for the chosen type of roof.

The approved scheme shall be implemented not later than 12 months from the date the proposed building is first occupied.

Reason - To ensure that a satisfactory measures to enhance biodiversity are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

11) 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.

12) Prior to the commencement of any phase of works to the retained buildings (identified in the Extended Phase 1 Habitat Survey, Building Inspection For Bats And Bat Activity Surveys by Penny Anderson Associates Limited (dated September 2021) the following information relevant to that phase of works shall be submitted to and approved in writing by the City Council as local planning authority:

a) a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations (Amendments) (EU Exit) 2019 authorizing the specified activity/development to go ahead; or

b) a statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Reason - To ensure wildlife habitats are not adversely affected and to be consistent with policies EN15 and DM1 of the Manchester Core Strategy.

16) a) Prior to 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, a scheme shall be submitted to acoustically insulate and limit the breakout of noise from the uses hereby approved in accordance a noise study of the premises and a scheme of acoustic treatment, including measurements that has been submitted to and approved in writing by the City Council as local planning authority. The scheme shall then be implemented in full before the use hereby approved commences.

b) Upon completion of the development and before the use hereby approved becomes operational, a verification report shall be undertaken to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that above criteria is met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the noise criteria. This report shall be submitted to and approved in writing by the City Council as local planning authority before the use becomes operational along with a timescale that confirms when any necessary changes will be implemented.

Reason - To ensure an acceptable development in the interests of residential amenity, pursuant to policies DM1 and SP1 of the Core Strategy and saved policy DC26 of the Unitary Development Plan.

18) 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 formally 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 retained buildings 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.

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) 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 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.

28) a) Prior to the commencement of development of each phase (with the exception of the initial demolition – 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), a detailed phasing plan for the landscaping shown on drawing referenced 2951-PLA-GF-XX-DR-L-0001 Rev P04 (including indicative timescales for implementation of the landscaping of Smithy Lane, Garden Lane and Dunlop Street) shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall then be carried out in accordance with the phasing plan and timescales agreed.

b) The approved scheme for King Street West, St Mary's Parsonage, the courtyard and the land beneath all archways and historic door openings shall be implemented prior to first occupation of the development hereby approved. All other areas of landscaping shown on drawing referenced 2951-PLA-GF-XX-DR-L-0001 Rev P04 shall be implemented in accordance with the agreed phasing plan (part a).

c) Notwithstanding the information detailed within Condition 2 of this application and prior to the commencement of any landscaping works full and final details of the landscaping scheme, including the landscaping of the courtyard and the land beneath all archways and historic door openings shall be submitted for approval in writing by

the City Council, as Local Planning Authority. The following information shall be submitted:

i. Samples and specifications of all materials to be used in the landscaping and jointing and fixing details between all component materials.

ii. Details of planting species and soft landscaping design.

iii. Details of the inclusion of age friendly measures.

iv. 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 the landscaping and how this would be achieved through the selection of materials with low environmental impact throughout their lifecycle.

v. A strategy for quality control management and maintenance.

d) If within a period of 5 years from the date of the planting of any tree or shrub, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted, or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

Reason - To ensure that a satisfactory measures to enhance biodiversity and provide age friendly measures are incorporated within the development in accordance with policies R1.1, I3.1, T3.1, S1.1, E2.5, E3.7 and RC4 of the Unitary Development Plan for the City of Manchester and policies SP1, DM1, EN1, EN9 EN14 and EN15 of the Core Strategy.

47) In this permission, the following definitions are applicable as shown on the phasing plan referenced 107_B1_00_1400 received by the City Council as local planning authority on 12 May 2026

- Phase 1: The removal of the link bridge.

- Phase 2: The remaining demolition and the construction of the development.

Reason - To clarify the various phases of the development pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

Date: 08 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA