MANCHESTER CITY COUNCIL

Town and Country Planning Act 1990 (as amended) (Section 192) Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Refusal of Certificate of Lawful Use or Development

Application reference:

PLA-2026-000170

Applicant:

Riverstreet Limited Partnership

Date of application:

01 May 2026

First Schedule

Removal and replacement of the existing glass cladding system on the external walls.

Second Schedule

River Street Tower 2 River Street Manchester M15 5GQ

Manchester City Council are not satisfied that on 01 May 2026 the use/operations described in the First Schedule in respect of the land specified in the Second Schedule and more particularly identified on the plan attached to this certificate edged in red, was lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended), for the following reason(s):

1) The resulting, substantial change to the appearance of the external cladding would be sufficient in itself to materially affect the external appearance of the building. The proposed alterations would therefore constitute development within the meaning of Section 55 of the 1990 Act; planning permission would therefore be required.

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

Notes

1. If you are aggrieved by the decision of the local planning authority to refuse to grant a certificate of lawfulness, then you may appeal to the Secretary of State under section 195 of the Town and Country Planning Act 1990 (as amended).

2. There is no deadline for submitting your appeal. 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-lawful-development-certificate-decision.

   The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original application form and any supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission. More detailed information about data protection and privacy matters is available on the gov.uk website.

   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.

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