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.
- 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

Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for the retention of a louvre, internal fit out and external signage.

Location:

59 Cross Street Manchester M2 4JW

Application reference:

PLA-2026-000572

Applicant:

Mr Rob Lake Zambrero UK

Date of application:

22 June 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).

Condition(s) attached to this decision

1) The development hereby approved shall be maintained in accordance with the following drawings and documents:

- 8717_31: Location Plan & Block Plan
- D200 Rev T: Elevations – Shopfront (Received 29/07/2026)
- 6366-03 Rev E: Proposed Mechanical Services General Extract Detail (Received 29/07/2026)
- 101.00 Revision R3 G: Proposed GA
- 101.01 Revision R3 G: Proposed Builders Works
- 101.02 Revision R3 G: Proposed RCP
- 101.03 Revision R3 G: Proposed RCP Option 2
- 101.04 Revision R3 G: Proposed HVAC Overlay
- 101.06 Revision R3 G: Proposed Floor Finishes Option 2
- 101.07 Revision R3 G: Proposed Wall Finishes
- 101.08 Revision R3 G: Small Power
- 101.09 Revision R3 G: Fire Safety
- 101.20 Revision R3 G: Notes and Specifications
- 102.00 Revision R3 G: Elevation AA
- 102.01 Revision R3 G: Elevation BB
- 102.02 Revision R3 G: Elevation CC
- 102.03 Revision R3 G: Elevation DD
- 400.00 Revision R3 G: Detail 1: Counter
- 400.01 Revision R3 G: Detail 1: Counter
- 400.02 Revision R3 G: Detail 2: Booth
- 400.03 Revision R3 G: Detail 2: Booth

- 400.04 Revision R3 G: Detail 3: Vinyl Wall
- 400.05 Revision R3 G: Detail 4: Scaffold Bench
- 400.06 Revision R3 G: Detail 5: Low Table
- 400.07 Revision R3 G: Detail 6: Scaffold
- 400.08 Revision R3 G: Detail 7: Scaffold Menu
- 400.10 Revision R3 G: Detail 8: Rear Stairs
- 400.11 Revision R3 G: Detail 8: Rear Stairs
- 400.12 Revision R3 G: Detail 8: Rear Stairs
- 400.13 Revision R3 G: Detail 8: Rear Stairs
- 500.00 Revision R3 G: Kitchen Plan
- 500.01 Revision R3 G: Standard Kitchen Elevations
- 500.02 Revision R3 G: Standard Kitchen Section
- 500.03 Revision R3 G: Standard Basement Section
- Design & Access Statement (Prepared by Ampersand; Dated 06/05/2026)
- Heritage Statement (Prepared by Ampersand; Dated and received 15/06/2026)

Received by the City Council as Local Planning Authority on 18/05/2026, 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 Core Strategy.

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

Date: 06 August 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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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-listed-building-consent-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.