MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Condition 5 (Fixing Details and Finishes) attached to Listed Building Consent 145264/LO/2026.

Location:

Manchester Piccadilly Station Manchester M1 2WD

Application reference:

OTH-2026-000882

Applicant:

Michael Gradwell Network Rail Property (NW&C)

Date of application:

02 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Fixing Details and Finishes

The following information has been submitted in respect of this planning condition:

- Covering Letter (Prepared by Network Rail & CBRE; Dated 02/07/2026)
- 50902-VE-PS-XX-E-M-5605 Rev C1: Piccadilly Station, Undercroft, Elevations
- 50902-VE-PS-XX-DR-M-5605 Rev C1: Piccadilly Station, Proposed Boiler Room G.A.
- 50902-VE-PS-XX-DR-M-5606 Rev C1: Piccadilly Station, Network Rail Corridor G.A.
- 50902-VE-PS-XX-DR-M-5609 Rev C1: Piccadilly Station, Existing Duct Area, G.A
- 50902-VE-PS-XX-DR-M-5610 Rev C1: Piccadilly Station, Car Park G.A.
- HIT-HY 270 Injection Mortar Technical Datasheet (Dated January 2023)
- Test Report (Prepared by HILTIL Dated 20/05/2026)
- Covering Letter addendum (Prepared by Network Rail & CBRE; Dated & Received 14/08/2026)

Received by the City Council as Local Planning Authority on 02/07/2026, unless specified otherwise.

The submitted information is acceptable in relation to condition 5 only. To fully comply with the requirements of the condition, the approved details shall be adhered to and implemented as part of the development.

Condition 5 is now discharged on this basis.

Date: 18 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 Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) 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 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) 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, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   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.

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.