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 internal and external works associated with change of use to bar and music venue / recording studio and sound engineering room (Sui Generis), restaurant, offices (Use Class E), amenity lounge and private event space (Sui Generis) and to include removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works.

Location:

Marlsboro House 52-54 Newton Street Manchester M1 1ED

Application reference:

PLA-2026-000471

Applicant:

Mr Barney Cook ACLO Assets MH Limited

Date of application:

27 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).

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

   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:

   a. OS Site Plan AHA/MHM/EX/097 and OS Block Plan AHA/MHM/EX/098;

   b. Basement Demolition Plan AHA/MHM/DM/099 A, Ground floor Demolition Plan AHA/MHM/DM/100 A, 1st floor Demolition Plan AHA/MHM/DM/101 A, 2nd floor Demolition Plan AHA/MHM/DM/102 A, 3rd floor Demolition Plan AHA/MHM/DM/103 A, 4th floor Demolition Plan AHA/MHM/DM/104 A, Roof Demolition Plan AHA/MHM/DM/105, Basement Demolition RCP AHA/MHM/DRCP/099 A, Ground floor Demolition RCP AHA/MHM/DRCP/100 A, 1st floor Demolition RCP

AHA/MHM/DRCP/101A, 2nd floor Demolition RCP AHA/MHM/DRCP/102 A, 3rd floor Demolition RCP AHA/MHM/DRCP/103 A, 4th floor Demolition RCP, AHA/MHM/DRCP/104 A, , Demolition West Elevation (Newton Street) AHA/MHM/DM/200, Demolition South Elevation (Hilton Street) AHA/MHM/DM/201, Demolition East Elevation (Port Street) AHA/MHM/DM/202, Demolition North Elevation (Faraday Street) AHA/MHM/DM/203, Demolition Long Section AHA/MHM/DM/300 A, Demolition North Section AHA/MHM/DM/301 A, Demolition Middle Section AHA/MHM/DM/302 A and Demolition South Section AHA/MHM/DM/303 A;

c. Proposed Basement Plan AHA/MHM/PA/099 A, Proposed Ground floor Plan AHA/MHM/PA/100 A, Proposed 1st floor Plan AHA/MHM/PA/101A, Proposed 2nd floor Plan AHA/MHM/PA/102 A, Proposed 3rd floor Plan AHA/MHM/PA/103 A, Proposed 4th floor Plan AHA/MHM/PA/104 B, Proposed Roof PlanAHA/MHM/PA/105 A, Proposed West Elevation (Newton Street)AHA/MHM/PA/200 A , Proposed South Elevation (Hilton Street) HA/MHM/PA/201 B , Proposed East Elevation (Port Street) AHA/MHM/PA/202 C (Louvre Mark Up), Proposed North Elevation (Faraday Street) AHA/MHM/PA/203 C , Proposed Wall Elevation (Courtyard) AHA/MHM/PA/204 A, Proposed Long Section AHA/MHM/PA/300 A, Proposed North Section AHA/MHM/PA/301 A, Proposed Middle Section AHA/MHM/PA/302 A, Proposed South Section AHA/MHM/PA/303A and Louvre Confirmation Note 18 08 2026.;

d. Proposed Basement RCP AHA/MHM/RCP/099 A, Proposed Ground floor RCP AHA/MHM/RCP/100 A, Proposed 1st floor RCP AHA/MHM/RCP/101 A, Proposed 2nd floor RCP AHA/MHM/RCP/102 A, Proposed 3rd floor RCP AHA/MHM/RCP/103 A and Proposed 4th floor RCP AHA/MHM/RCP/104 A;

e. Basement Retained Features Plan AHA/MHM/RF/099 A, Ground Retained Features Plan AHA/MHM/RF/100 A, 1st floor Retained Features Plan AHA/MHM/RF/101, 2nd floor Retained Features Plan AHA/MHM/RF/102, 3rd floor Retained Features Plan AHA/MHM/RF/103 and 4th floor Retained Features Plan AHA/MHM/RF/104 A,

f. Proposed Floor Build Up AHA/MHM/PA/500, Proposed Office/Corridor Partition Details AHA/MHM/PA/50, Proposed Office/Office Partition Details AHA/MHM/PA/502, Proposed Ground Floor Partition Details AHA/MHM/PA/503 A, Proposed Draft Lobby Partition Details AHA/MHM/PA/504 A, Proposed Roof/ Roof Terrace Details AHA/MHM/PA/505 A, Proposed Roof Light Details AHA/MHM/PA/506, Proposed Courtyard Canopy Details AHA/MHM/PA/507 A, Proposed Courtyard Details AHA/MHM/PA/508 A, Proposed Courtyard Elevation Details AHA/MHM/PA/509 A, Proposed Ground Floor Windows AHA/MHM/PA/510, Proposed Upper Floor Sash Window Details AHA/MHM/PA/51, Proposed Ground Floor Entrance Portal Arch AHA/MHM/PA/512 Proposed Courtyard Landscaping Plan AHA/MHM/PA/513, Proposed Ground Floor Windows/ part louvered AHA/MHM/PA/510-1, Proposed Ground Floor Windows/ fully louvered AHA/MHM/PA/510-2 as amended by Proposed West Elevation (Newton Street)AHA/MHM/PA/200 (Louvre Mark Up), Proposed South Elevation (Hilton Street) HA/MHM/PA/201 B (Louvre Mark Up), Proposed East Elevation (Port Street) AHA/MHM/PA/202 B (Louvre Mark Up), Proposed North Elevation (Faraday Street) AHA/MHM/PA/203 B (Louvre Mark Up),

g. Basement Existing Structure Plan with Defects 1698-CIV-XX-B1-D-S-10010, Ground Floor Existing Structure Plan with Defects 1698-CIV-XX-00-D-S-10000, First Floor Existing Structure Plan with Defects 1698-CIV-XX-01-D-S-10001, Second Floor Existing Structure Plan with Defects 1698-CIV-XX-02-D-S-10002, Third Floor Existing Structure Plan with Defects 1698-CIV-XX-03-D-S-10003, Attic Existing Structure Plan with Defects 1698-CIV-XX-04-D-S-10004, Roof Existing Structure Plan with Defects 1698-CIV-XX-R1-D-S-10005, Existing Structure Elevations with Defects 1698-CIV-XX-ZZ-D-S-1300, Basement Existing Structure Demolition Plan 1698-CIV-XX-B1-D-S-10110, Ground Floor Existing Structure Demolition Plan 1698-CIV-XX-00-D-S-10100, First Floor Existing Structure Demolition Plan 1698-CIV-XX-01-D-S-10101, Second Floor Existing Structure Demolition Plan 1698-CIV-XX-02-D-S-10102, Third Floor Existing Structure Demolition Plan 1698-CIV-XX-03-D-S-103, Attic Existing Structure Demolition Plan 1698-CIV-XX-04-D-S-10104, Roof Existing Structure Demolition Plan 1698-CIV-XX-R1-D-S-10105, Existing Structure Elevations Demolition 1698-CIV-XX-ZZ-D-S-13101, Basement Proposed Structure Plan 1698-CIV-XX-B1-D-S-80010, Lower Ground Floor Proposed Structure Plan 1698-CIV-XX-00-D-S-80000, Ground Floor Proposed Structure Plan 1698-CIV-XX-01-D-S-80001, First Floor Proposed Structure Plan 1698-CIV-XX-02-D-S-80002, Second Floor Proposed Structure Plan 1698-CIV-XX-03-D-S-80003, Third Floor Proposed Structure Plan 1698-CIV-XX-04-D-S-80004, Roof Proposed Structure Plan 1698-CIV-XX-R1-D-S-80005, Proposed Structure Elevations 1698-CIV-XX-ZZ-D-S-83001, Basement Stair & Comms Room 1698-CIV-XX-00-D-S-80100, Ground Floor Office Side Entrance 1698-CIV-XX-00-D-S-80200, Ground Floor Recessed Entrances 1698-CIV-XX-00-D-S-80400, Masonry Repair & Lintel Details Sheet 1 1698-CIV-XX-ZZ-D-S-8100, Masonry Repair & Lintel Details Sheet 2 1698-CIV-XX-ZZ-D-S-81002, Basement & Retaining Wall Details Sheet 1 1698-CIV-XX-ZZ-D-S-81010, Floor Repairs & Strengthening Sheet 1 1698-CIV-XX-ZZ-D-S-81020 and Floor Repairs & Strengthening Sheet 2 1698-CIV-XX-ZZ-D-S-81021

h. Dwgs 5031691-RDG-XX-XX-D-M-520000 DRAINAGE SCHEMATIC P02, 5031691-RDG-XX-B1-D-M-520000 DRY RISER AND AGD LAYOUT, BASEMENT LEVEL P04, 5031691-RDG-XX-00-D-M-520000 DRY RISER AND AGD LAYOUT, GROUND FLOOR P03, 5031691-RDG-XX-ZZ-D-M- 520000 DRY RISER AND AGD LAYOUT, TYPICAL FLOOR P03, 5031691-RDG-XX-03-D-M-520000 DRY RISER AND AGD LAYOUT, THIRD FLOOR P04, 5031691-RDG-XX-04-D-M-520000 DRY RISER AND AGD LAYOUT, FOURTH FLOOR P03, 5031691-RDG-XX-RF-D-M-520000 DRY RISER AND AGD LAYOUT, ROOF LEVEL P02, 5031691-RDG-XX-XX-D-M-530000 DOMESTIC WATER SERVICES SCHEMATIC P01, 5031691-RDG-XX-B1-D-M-530000 DOMESTIC SERVICES LAYOUT, BASEMENT LEVEL P02, 5031691-RDG-XX-00-D-M-530000, DOMESTIC SERVICES LAYOUT, GROUND FLOOR P02, 5031691-RDG-XX-ZZ-D-M-530000 DOMESTIC SERVICES LAYOUT, TYPICAL FLOOR P02, 5031691-RDG-XX-03-D-M-530000 DOMESTIC SERVICES LAYOUT, THIRD FLOOR P02, 5031691-RDG-XX-04-D-M-530000DOMESTIC SERVICES LAYOUT, FOURTH FLOOR P02, 5031691-RDG-XX-XX-DR-M-560000 HEATING & COOLING SCHEMATIC P02, 5031691-RDG-XX-B1-DR-M-560000 HEATING & COOLING LAYOUT, BASEMENT LEVEL P02, 5031691-RDG-XX-00-DR-M-560000 HEATING & COOLING LAYOUT GROUND FLOOR P02, 5031691-RDG-XX-ZZ-DR-M-560000 HEATING & COOLING LAYOUT, TYPICAL FLOOR P02, 5031691-RDG-XX-03-DR-M-560000 HEATING & COOLING LAYOUT, THIRD FLOOR P04, 5031691-RDG-XX-04-DR-M 560000 HEATING & COOLING LAYOUT and FOURTH FLOOR P02 5031691-RDG-XX-RF-DR-M-60000 HEATING & COOLING LAYOUT, ROOF LEVEL P01;

i. MECHANICAL SERVICES HVAC STRATEGY LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-570000 P06, MECHANICAL SERVICES HVAC STRATEGY LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-570000 P05, MECHANICAL SERVICES HVAC STRATEGY LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-570000 P06, MECHANICAL SERVICES PROPOSED VENTILATION LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-570000 P06, MECHANICAL SERVICES HEATING & COOLING LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-560000 P02, MECHANICAL SERVICES HVAC STRATEGY LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-570000 P04, MECHANICAL SERVICES HVAC PLANT LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-M-570000, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-520000 P04, MECHANICAL SERVICES HEATING & COOLING LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-560000 P04, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-520000 P04, MECHANICAL SERVICES HEATING & COOLING LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-560000 P02, MECHANICAL SERVICES HEATING & COOLING LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-560000 P02, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT BASEMENT 5031691-RDG-XX-B1-D-M-530000 P02, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-530000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-M-520000 P03, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-M-530000 P02, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-530000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-M-520000 P03, MECHANICAL SERVICES DOMESTIC HOT & COLD WATER LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-530000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-M-520000 P02, MECHANICAL SERVICES DRY RISER & DRAINAGE LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-520000 P03, MECHANICAL SERVICES HEATING & COOLING LAYOUT TYPICAL FIRST & SECOND FLOOR 5031691-RDG-XX-ZZ-D-M-560000 P02 and MECHANICAL SERVICES HEATING & COOLING LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-M-560000 P01,

j. ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-E-62004 P04, ELECTRICAL SERVICES TYPICAL RISER DETAILS 5031691-RDG-XX-XX-D-E-60000, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-E-62001 P03, ELECTRICAL SERVICES CONTAINMENT LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-E-61005 P03, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-E-62005 P03, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT FOURTH FLOOR 5031691-RDG-XX-04-D-E-670005 P02, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT SECOND FLOOR 5031691-RDG-XX-02-D-E-62003 P03, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT BASEMENT 5031691-RDG-XX-B1-D-E-670000 P02, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT BASEMENT 5031691-RDG-XX-B1-D-E-62000 P03, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT FIRST FLOOR 5031691-RDG-XX-01-D-E-62002 P03, ELECTRICAL SERVICES CONTAINMENT LAYOUT SECOND FLOOR 5031691-RDG-XX-02-D-E-61003 P03, ELECTRICAL SERVICES CONTAINMENT LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-E-

61001 P03, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT FIRST FLOOR 5031691-RDG-XX-01-D-E-670002 P02, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT SECOND FLOOR 5031691-RDG-XX-02-D-E-670003 P02, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT THIRD FLOOR 5031691-RDG-XX-03-D-E-670004 P02, ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT GROUND FLOOR 5031691-RDG-XX-00-D-E-670001 P02, ELECTRICAL SERVICES CONTAINMENT LAYOUT BASEMENT 5031691-RDG-XX-B1-D-E-61000 P03, ELECTRICAL SERVICES CONTAINMENT LAYOUT FIRST FLOOR 5031691-RDG-XX-01-D-E-61002 P03, ELECTRICAL SERVICES SMALL POWER AND DATA LAYOUT ROOF 5031691-RDG-XX-RF-D-E-62006 P03 and ELECTRICAL SERVICES FIRE ALARM & SECURITY LAYOUT ROOF LEVEL 5031691-RDG-XX-RF-D-E-670006 P02;

k. Existing Structure Capacity Appraisal 1698-01-CIV-XX-ZZ-R-S-00001 by Civic;

l. Structural Appraisal Report by Civic;

m. Structural commentary to LBC Application 1698-CIV-XX-XX-R-S-10003 by Civic;

n. DESIGN AND ACCESS & ARCHITECTURAL METHOD STATEMENT Rev A by Archer Humphreys;

o. Waste Management Proforma prepared by Archer Humphryes;

p. Planning Policy Compliance Statement prepared by Euan Kellie Property Solutions;

q. Noise Impact Assessment prepared by Atelier Crescendo (reference: 00130-ACC-RP-YA-0001-P04), dated 29 June 2026.

r. Crime Impact Statement prepared by Greater Manchester Police;

s. Carbon & Energy and Environmental Standards Statement and Energy & Carbon Proforma prepared by Ridge;

t. Heritage Impact Assessment Ref MAN MH.03, Rev 001 prepared by Donald Insall Associates;

u. Archaeology Desk Study prepared by Civic;

v. Phase 1 Preliminary Risk Assessment prepared by LK Group;

w. Local Labour Agreement prepared by MAKE;

x. Operational Management Plan prepared by the MAKE;

y. Preliminary Roost Assessment & Nocturnal Bat Survey Report, prepared by Collington Winter – September 2025 (Rev III, dated 18/06/2026).

z. Transport Statement including Servicing Plan and Framework Travel Plan prepared by SK Transport Planning and Response to Consultation Comments (ref: PLA-2026-000266), prepared by SK Transport Planning (ref: 260706/SK22608/TN01(-01));

aa. Ventilation Strategy Report prepared by Ridge;

bb. Draft Construction Management Plan prepared by MAKE;

cc. 213-34 Marlsbro House 21-291025 - Masonry damp survey and Plans Basement plan, Ground floor Plan, First Floor Plan, Second Floor Plan and Third Floor Plan) by Hutton and Rostron;

dd. 213-34 Marlsbro House 21-291025 - Timber condition survey and plans Basement (showing ground floor soffit), Ground floor (showing first floor soffit), First floor (showing second floor soffit), Second floor (showing third floor soffit), Third floor (showing fourth floor soffit), Floor Construction (Section A-D) by Hutton and Rostron;

ee. 213-34 Marlsbro House SN1 21-291025 CW - Masonry condition survey report by Hutton and Rostron;

ff. 213-34 Marlsbro House SN1 21-291025 CW - Timber condition survey report by Hutton and Rostron;

gg. 213-34 Marlsbro House SN3 120326 CW - Marlsbro House, Manchester: Visual timber strength grading of select floor beams by Hutton and Rostron;

hh. SOCOTEC, Report for: Intrusive Structural Inspection (Report ref: STR3522; Issue date : 8th April 2026; Issue No : 002); and

ii. Data sheets and associated information from Sesame Lifts (ref: Thames (LPSL).pdf)

Reason: To ensure that the development is carried out in accordance with PfE Policies JP-S1 JP-H2, policies SP1, DM1, EN3 and CC9 and of the Core Strategy and saved UDP policies 18.1 and 19.1.

3) Before any works necessary to implement the approval commence a methodology and specification for any associated scaffolding and support structure for the listed building including its location, means of affixing to the building, 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 removal shall be submitted to and approved in writing by the City Council as local planning authority. No development shall commence unless and until the above details have been agreed.

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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

4) Notwithstanding the details submitted with the application, prior to the commencement of development the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

(a) a programme for: providing details of all materials to be used to include:

(i) Those to be used within the external courtyard enclosures, service doors, canopy, gates, ventilation louvres and new staircase ; and

(ii) Samples of all repair types (which shall include off of samples by the City Council);

(b) The agreed materials / samples shall be submitted / presented and approved in writing in accordance with the programme

All works shall be implemented in accordance with the above approvals prior to occupation.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies SP1 and DM1 of the Core Strategy.

5) Notwithstanding the details approved within condition 2 prior to implementation of any works to provide fire and acoustic separation commencing the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of fire and acoustic separation works to walls, ceilings and floors;

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

6) Notwithstanding the details approved within condition 2 no works in relation to the installation of the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

The location and detailing of all M and E,and associated cabling, containment and equipment - (including where appropriate specification and method statement and details of finishes to these elements

A programme for the implementation of the approved works shall be submitted to support each item and the works shall be carried out and completed in accordance with that programme.

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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

7) Notwithstanding the details approved within condition 2 and as shown in the VENTILATION STRATEGY REPORT MARLSBRO HOUSE MANCHESTER. by Ridge and dwgs 5031691-RDG-XX-04-D-M-570000 , 5031691-RDG-XX-ZZ-D-M-570000, 5031691-RDG-XX-03-D-M-570000 and 5031691-RDG-XX-00-D-M-570000no works in relation to the installation of the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

A strategy and details of the appearance, location and detailing of all building services including electrics and plumbing, telecommunications, fire/security alarms, any aerials and CCTV cameras (and associated cabling and equipment) along with final details of these items - (including where appropriate specification and method statement)

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

8) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A schedule of any intrusive investigations and mitigation/ repair including details and justification of the need for the works, the number, sizes, locations and method statement for each task including building protection and reinstatement works ;

The approved details and reinstatement works shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

9) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A detailed audit of all internal and external features of historic and industrial interest including part of the existing sprinkler system and details of how these will be retained, reused, refurbished, reinstated or relocated;

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

10) Notwithstanding the details approved within condition 2 no works in relation to the installation of the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed replacement windows to:

(a) Floors 1-3; and

(b) Ground Floor

including materials, affixing detail, ironmongery, works to make good openings, finish and an in-situ sample;

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

11) Notwithstanding the details approved within condition 2 no works in relation to the installation of the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final detail of the proposed new partitions, showing junction and affixing detail to , walls, ceilings and floors;

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance

with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

12) Notwithstanding the details approved within condition 2 no works in relation to the installation of the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

Details of internal finishes to walls, floors and ceilings (including where appropriate specification and method statement)

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

13) Notwithstanding the details approved within condition 2 no works in relation to the installation of the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

External lighting (including emergency lighting) and associated cabling and transformers.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

14) Notwithstanding the details approved within condition 2 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

Details of making good parts of the building that are to be the subject of removals and / or demolition;

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

15) Notwithstanding the details approved within condition 2 no works in relation to the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

Detailed schedule of all internal repairs to include a detailed specification prepared by a conservation specialist.

The approved details and programme including sign off of samples shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

16) Notwithstanding the details approved within condition 2 no works in relation to the following shall commences unless and until those details have been submitted to and approved in writing by the City Council as Local Planning Authority:

Detailed schedule of all external repairs to areas not currently covered by render to include a detailed specification prepared by a conservation specialist.

The approved details and programme including sign off of samples shall be implemented as part of the development and completed prior to the first occupation of the development.

17) Notwithstanding the details approved within condition 2 no internal decoration works shall commence until final details of the following:

Detailed schedule of all internal decoration based on a Paint Investigation of Historic Finishes; and

A methodology for those works

Have been submitted to and approved in writing by the City Council as Local Planning Authority:

The approved details and programme shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

18) Notwithstanding the details approved within condition 2 and sections 4.6 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, CIVIC (2025) Structural Appraisal Report, CIVIC (2026) Structural Capacity Appraisal, the Hutton + Rostron's Masonry Condition survey report and dwgs Civic dwgs 1698-CIV-XX-04-D-S-10104 and 1698-CIV-XX-04-D-S-80004, prior to commencement of the repair and strengthening works to the roof, final details of the following:

(a) Extent of the roof works including works to the common rafters, sarking boards, principle trusses, new support structures, details of reuse of original structure; a

(b) A methodology for those works; and

(c) A timetable for inspection and approval of samples of all structural works to timbers and detailing around beams and columns.

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approval of samples shall take place in accordance with the approved timetable of and all approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

19) Notwithstanding the details approved within condition 2 and section 4.6 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, prior to commencement of the works to form the roof terraces, final details of the following:

(a)Details of the removals and making good, detail of interface with cutback, waterproofing, protection of exposed original structures and final details of the balustrades;and

(b)A methodology for those works

Shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

20) Notwithstanding the details approved within condition 2 and section 4.6 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, prior to the works to form the roof lights commencing final details of the following:

(a) New rooflights and clerestorey windows including details of repair / reuse of original structure; and

(b)A methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

21)

Notwithstanding the details approved within condition 2 and section 4.5 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, the Hutton + Rostron's Masonry Condition survey report and dwg 698-CIV-XX-04-D-S-10004, 698-CIV-XX-04-D-S-10104 and 1698-CIV-XX-04-D-S-80004 prior to commencement of any works to the 4th floor attic final details of the following:

(a) Extent and details of the works; and

(b) a methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

22) Notwithstanding the details approved within condition 2 and section 4.1.2 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, Hutton and Rostron Timber Condition Survey and dwgs 1698-CIV-XX-00-D-S-10100, 1698-CIV-XX-01-D-S-10101, 1698-CIV-XX-02-D-S-10102, 1698-CIV-XX-03-D-S-101031698-CIV-XX-00-D-S-80000 1698-CIV-XX-01-D-S-10001, 1698-CIV-XX-02-D-S-10002 and 1698-CIV-XX-03-D-S-10003 prior to commencement of any works to the Floor Structure (Beams, Millboards, and column heads)to the ground to third floor, the following details shall be submitted and approved in writing by the City Council as Local Planning Authority

(a) A final repair methodology; and

(b) A timetable for inspection and approval of samples of all repair works.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

23) Notwithstanding the details approved within condition 2 and section 4.1.3 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic and the Hutton and Rostron Masonry Condition Survey Final, prior to any masonry works commencing final details of the following:

(a)A final repair methodology of repair works to the internal brickwork and stonework;

(b)A methodology for those works; and

(c) A timetable for inspection and approval of samples of all repair works.

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

24) Notwithstanding the details approved within condition 2 Notwithstanding section 4.2.2 and 4.2.3 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, the Hutton and Rostron Masonry Hutton + Rostron (2025) Masonry moisture survey, the Hutton + Rostron’s Masonry Condition survey report:and dwg 698-CIV-XX-B1-D-S-10010, prior to any tanking works commencing final details of the following:

(a) Final details those works including detailed sections at floor and wall, product specifications and details of drainage and pump installation; and

(b) a methodology for those works

Shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.(a)

25) Notwithstanding the details approved within condition 2 and dwgs 698-CIV-XX-B1-D-S-10010 and 698-CIV-XX-B1-D-S-80010 and updates prior to commencement of works to the basement slab commencing, final details of the following:

(a) Final details of the Removal of Loadbearing Internal Walls within the basement; and

(b) methodology for those works to include details of building protection

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

26) Notwithstanding the details approved within condition 2 and section 4.3.3 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, Hutton + Rostron's Masonry Condition survey report and Dwg 1698-CIV-XX-00-D-S-80400, prior to commencement of the works to form the new front and rear entrances, final details of the following:

(a) Details of works to form new entrances and for the formation of the new level accesses; and

(b) a methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

27) Notwithstanding the details approved within condition 2 and section 4.2.3 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic prior to commencement of works to the basement slab commencing, final details of those works including :

(a) Detailed sections and specification;

(b) methodology for those works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

28) Notwithstanding the details approved within condition 2 and dwg - 1698-CIV-XX-ZZ-D-S-80100 prior to commencement of works to the ground floor details of the following:

(a) The removal of timber beams to form recess in floor; and

(b) methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

29) Notwithstanding the details approved within condition 2 prior to commencement of works to the ground floor, final details of the following:

(a) Reuse of removed millboards; and

(b) a methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

30) Notwithstanding the details approved within condition 2 and dwg 1698-CIV-XX-ZZ-D-S-80100 , prior to commencement of works to the ground floor the following shall be submitted:

(a)Details of the New Basement Access; and

(b) A methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

31) Notwithstanding the details approved within condition 2 and dwg 1698-CIV-XX-00-D-S-80200, prior to commencement of works to the ground floor the following shall be submitted:

(a) Final details of the new office side entrance; and

(b) A methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

32) Notwithstanding the details approved within condition 2, prior to commencement of works to the First Floor, Second Floor and Third Floors final details of the following:

(a)New risers, removal of millboards and installation of new steelwork; and

(b)a methodology for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

32) Notwithstanding the details approved within condition 2 and section 4.8 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic prior to works within the lift shaft commencing final details of the following:

(a)Expansion of the lift shafts and the new lifting beams at the head of the lift shaft; and

(b)A methodology for those works

Shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

34) Notwithstanding section 4.7 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic prior to works to the external staircases commencing final details of the following:

(a)Methodology for removal of the existing staircase and salvaging of components to repair the retained staircase;

(b)Details including methodology for the repair of retained staircase;

(c)Detailed design of the new external staircase and enclosure and its interface with the listed building including support from existing building and fixing details, the making good areas from which the existing staircase has been removed and a methodology for all these works.

Shall be submitted to and approved in writing by the City Council as Local Planning Authority

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

35) Notwithstanding the details approved within condition 2 and section 4.1.3 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic and the Hutton and Rostron Masonry Condition Survey Final, prior to any masonry works commencing final details of the following:

(a)A final repair methodology of repair works to the external brickwork and stonework not currently to non rendered areas;

(b)A methodology for those works; and

(c) A timetable for inspection and approval of samples of all repair works.

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

36) Notwithstanding section 4.9 of the Marlsbro House Structural Commentary to LBC Application April 2026 by Civic, the Hutton + Rostron's Masonry Condition survey report and 1698-CIV-XX-ZZ-D-S-13001, dwgs 698-CIV-XX-ZZ-D-S-13001, 698-CIV-XX-ZZ-D-S-13101 and 1698-CIV-XX-ZZ-D-S-83001 prior to works to remove the render commencing final details of the following:

(a)A methodology for the render removal and the carrying out of a full condition survey of the exposed facades;

(b)Based on the survey in (a) details of (including a methodology) repair /making good the exposed façades beneath; and

(c)A timetable for inspection and approval of samples of all repair works set out in (b)

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

37) Prior to works to remove the internal staircase details of the following:

(a)A full survey and identification of retained elements;

(b)Final details of the retained enclosure at first floor level; and

(c) A methodology and specification for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

38) Prior to works to remove the Interwar 'cold' room details of the following:

(a)A full survey and identification of retained elements;

(b) Final details of works to dismantle and relocate; and

(c) A methodology and specification for those works

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

39) Notwithstanding the details approved within condition 2 prior to the works to any pavement lights commencing final details of the following:

(a)A full condition survey of the existing pavement lights to justify any replacements (which should be on a like for like basis based on the existing– details to be agreed) and identify required repairs

(b)A methodology for all removals, reinstatement and/ or repair work.

shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

40) Prior to works to the fit out of each of the following:

(a) Office Space First Floor;

(b) Office Space Second Floor;

(c) Office Space Third Floor;and

(d) Event Space Fourth Floor

Final details including scaled elevations and cross sections of all installations required for the kitchen, WC's and other back of house areas on each floor and a methodology and specification for those works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

41) Prior to works to the fit out the basement space final details including scaled elevations and cross sections of all installations required for the recording studios, bar, green room, WC's and other back of house areas and a methodology and specification for those works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

42) Prior to works to the fit out the ground floor space final details including scaled elevations and cross sections of all installations required for the office co-working space and reception lobbys , WC's and other back of house areas and a methodology and specification for those works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

43) Prior to works to the fit out the ground floor restaurant space final details including scaled elevations and cross sections of all installations required for the bar, kitchen WC's and other back of house areas and a methodology and specification for those

works shall be submitted to and approved in writing by the City Council as Local Planning Authority.

The approved details shall be implemented as part of the development and completed prior to the first occupation 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 and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy 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

Date: 20 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.