MANCHESTER CITY COUNCIL

Planning

Delegated Officer Report

Summary of application details

Application reference:	PLA-2026-000471
Application type:	Listed building consent (Alt/Ext)
Proposal:	Listed Building Consent for internal and external works associated with change of use to bar and music venue / recording studios and sound engineering rooms (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.
Site address:	Marlsboro House 52-54 Newton Street Manchester M1 1ED
Ward(s):	Piccadilly
Date application valid:	27 May 2026
Applicant name:	Mr Barney Cook
Agent (if any):	Mr Euan Kellie
Case officer:	Angela Leckie
Recommendation: Approve	
Date of recommendation: 19-08-2026	

Description of site, building and/or area

Marlsbro House is a Grade II-listed building located in the Stevenson Square Conservation Area in the City of Manchester. It has elevations to Newton Street, Dale Street and Faraday Street. The building is rectangular in plan, set over seven floors including a basement and attics. The building is of red brick, timber and cast iron construction, faced in cement render and with windows dating from 1960. The building underwent a major refurbishment around the time of the new windows and render being installed. The top floor of the south west elevation was reconstructed as part of the 1960 works, replacing the late-Victorian construction which conceals the gable-end and attic storey.

There is a courtyard area to the rear with access through metal gates to Hilton Street and Faraday Street. There are two external metal fire escapes – probably late-19th century accessed from dormers at attic level altered window openings which connect into the courtyard area. There is also a narrow chimneystack on this elevation.

The existing roof structure is unusual. It appears as a mansard or gambrel: there is a central pitched roof, which is slated under its various applied coverings such as felt or asphalt. This roof drops to a clerestory on each side and pitches out from this to the parapet. These secondary slopes are pierced by cast-iron stays (actually principal rafters) running at a steeper pitch from the eaves above the glazing, out to the parapet. There are flat sections of roof over the bay facing Hilton Street, with a flat lift overrun.

In 2021 a soft strip and asbestos removal works were undertaken within the basement to 4th floor of the building to enable the building to be brought forward for refurbishment. Some works were agreed by exchange of correspondence and were not considered to affect the special qualities or character of the listed building and as such to require listed building consent but some works were granted listed building consent under application ref no's 131357/LO/2021 (Soft Strip) and 132546/LO/2021 (asbestos removal) and recently for works to remove asbestos from the 4th floor (application ref no 145172/LO/2026). The soft strip works included the removal of a large number of modern partitions

Historically and following the approved strip out works, the ground to third floors have a largely similar plan form and decoration - comprising plain painted brick walls - which is still evident today. Each floor retains its original central line of slender cast iron columns (which progressively reduce in diameter up the building) which support thick timber beams (the ends are supported on the external brick walls), which in turn support the deep timber plank floorboards of the floor above – an early form of slow burning fire-prevention construction. Within the external walls are cast iron ring beams and quadrant brackets at the angles. The basement is subdivided into a number of rooms. A 1959-60 stair and lift core is located at the south angle of the building, it is constructed from reinforced concrete, with terrazzo flooring with vinyl or carpet over. The lift appears to be contemporary these works. There is a lift shaft on the north side of the building, which is probably early-20th century.

Within the fourth floor there is: a free-standing early-20th century cold store in metal, with Bakelite light switch within; a fire escape passage, with two timber steps; plain vertical timber cladding to the walls and ceiling with cross-bracing; 20th century timber fire escape door; a kitchen area with timber panelling and asbestos sheeting, with a Belfast sink on legs; a raised ceiling following the roof profile with is clad in asbestos. Currently many areas are not fully accessible pending the approved asbestos removal works.

The building features a mid-20th century sprinkler system. There is a small service area with lift in the north east corner with a timber, tongue and groove clad lift shaft with asbestos sheeting over. The floors are screed or remnants of raised flooring. No historic floor finishes are visible at present.

The building's primary heritage significance lies in its architectural and historic interest: as a rare early example of heavy-timber floor construction - which strongly influenced the mid-19th century design of industrial buildings in the USA; for its unusual roof construction including rare heavy-timber flooring, cast iron columns, original structural timbers, and the composite timber and iron roof structure featuring use of iron ring-beams within the walls - all of which is little altered. It has cast iron columns and original structural timbers.

Despite a variety of alterations, the building retains a series of elements which demonstrate the activities which took place in the building which contribute considerably to the understanding the original uses and activities that took place within the building and to the building's evidential value. These include:

− External form, brickwork walls and fenestration pattern including the clerestory window openings;

− Roof form and timber and iron structure;
− Internally – the cast iron columns, iron wall plates timber plank floors and timber joists; Victorian timber staircase along the north east wall, timber framed screen to the stair at first floor timber, early-20th century panelling at fourth floor and to the lift shaft and car.

Its historic interest comes from its role as early-19th century former factory in the world's first industrial city, located outside the more typical mill areas of Ancoats and Chorlton-on-Medlock.

In terms of its cultural and communal value - whilst Marlsbro House has been a key component of Manchester's music scene until recently, it ultimately lacks the same musical heritage significance as some of the other studio spaces in Greater Manchester with affiliations to the punk movement of the 1970s and the 'Madchester' scene of the 1980s and 90s. Nevertheless, it represents the continuation of a DIY approach to Manchester's live music culture, one which involves the appropriate of the city's robust post-industrial fabric to provide affordable and authentic spaces in which artists and musicians can rehearse, record and perform. The building also holds cultural or communal values for its association with the companies and individuals who have inhabited it.

Areas of **high significance** and particularly sensitive to change are:

- The building's overall external form, including its roof; although the raised south gable conceals the building's roof form and detracts;
- The original open plan form, which is discernible but currently obscured by modern partitions;
- The building's original brick, timber and iron construction, including:
  - cast iron columns,
  - external red brick walls with arched openings (recently uncovered),
  - iron wall plates,
  - hybrid iron and timber roof structure,
  - timber plank floors;
  - Victorian timber staircase, although altered and part blocked, including a once glazed timber screen at first floor.

Of **moderate significance** and therefore less sensitive to change are:

- Slate roof coverings – although they are currently concealed and so their contribution to significance can only be presumed at this stage;
- Two late-Victorian fire escape stairs, including timber-panelled access corridors from the fourth floor;
- Timber roof sarking;
- Early-20th century timber panelling at fourth floor level – concealing the eaves storage and WC areas, lining out the roof;
- Lifting mechanisms (age / provenance will be reviewed properly once asbestos removal works have taken place);
- Timber framed clerestory windows at attic level, of a variety of dates, are of moderate to low significance;
- Interwar 'cold room';
- Probable early-20th century hoist shaft, lift car and mechanism at fourth floor (its age / provenance will be reviewed properly once asbestos removal works have taken place).

Of **low significance** and therefore less sensitive to change are:

- The signage on the elevations dates from 1960s and is of low historic, communal and aesthetic value;

- The chequerboard render distinguishes this building from others in the area and makes it a local landmark. The render itself is of low historic and evidential value. This render however is visually poor and both conceals and has physically damaged the original brick beneath, which detracts;
- Timber stair within 1960 rear entrance extension, probably made in part with reused historic fabric;
- Kitchen fittings, including Belfast sink, at fourth floor.

Of **neutral significance**, neither contributing to nor detracting from the significance of the whole and therefore a clear opportunity for change are:

- Single storey entrance extension to the rear;
- 1960s metal-framed windows;
- WC partitions at basement.
- The partitions at basement and third floors reflect the recent studio use and are of some limited evidential and communal value, however the fabric itself is of a very recent date, typical construction and of no architectural value;
- 1960s timber stair at basement level;
- 1960s tiled ground floor lobby with steps and later ramp at the southern end of the building;
- 1960s and later sprinkler system, although its pipework adds to the building's industrial aesthetic;
- Modern newels, handrails and access doors to the Victorian staircase;
- 1960s staircore at the southern end of the building;
- Modern WC and kitchen fittings;
- Modern timber staircase at basement floor.

Currently the rendered rear elevation, uPVC windows, felt roof coverings, poor-quality replacement windows at fourth floor and screed which covers most floors (timber plank and possibly stone floors are expected beneath) detract from the building's significance and offer an opportunity for enhancement.

The building currently has a number of structural defects principally to the roof and within the 4th floor attic area due principally to the structural integrity of the original design and water ingress. There are also water ingress within the basement. Issues with existing and previous asbestos within the building have been detailed below.

The site lies within an area of the City Centre known as the Northern Quarter which contains a variety of uses including bars, restaurants, commercial, residential and hotel uses. The closest residential accommodation is at the Former Postal Sorting Office (Newton Street), Wentworth Buildings(Newton Street), 55 Newton Street, 1NQ (Tariff Street), 1 Port Street and hotel rooms above the Crown and Anchor (Hilton Street) and the Cow Hollow Hotel (Newton Street).

The existing building was previously in commercial use but has been vacant since 2020.

Description of development

The proposal follows the implementation of a series of enabling works as detailed above, agreed with via correspondence and listed building consents, for the soft strip of later internal partitions and other finishes, as well as asbestos removal and trial areas of cleaning and fabric repair.

Listed Building Consent is sought 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).

Planning consent is also sought for the following:

APP REF NO PLA-2026-000471: Change of use to bar and music venue / recording studios and sound engineering rooms ((Sui Generis) (Basement), restaurant,, amenity lounge (Ground Floor) offices (Floors 1-3) (Use Class E) and private event space (Floor 4) Sui Generis); together with external alterations including 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.

The proposed works include the following as set out below:

External Works

- Removal of existing render to all elevations and making good;
- Reinstatement of entrance archway on Newton Street;
- Formation of new entrance archway to rear courtyard;
- Roof alterations including creation of external terraces;
- Installation of covered structure within the rear courtyard to provide seating area associated with restaurant;
- Removal of 1 existing external staircases to the rear;
- Replacement external staircase (secondary means of escape);
- Refurbishment of rear staircase;
- Installation of new bin store and plant enclosure in rear courtyard;
- Front Elevation: reinstatement of a concealed historic arched entrance;
- Rear Elevation: reinstatement / repositioning of concealed historic arched entrance;
- South Corner: reception internal ground floor level adjustment;
- North Corner: internal ground floor level adjustment/basement excavation works & comms room insertion;
- Ground Floor: Retaining Original window cill levels;
- Replacement of all windows;
- Installation of external louvres for ventilation;

Internal Works

- Basement: Renewal of basement slab/damp proofing;
- Retention and saving of existing historic floor beams, mill boards & cast iron columns;
- Retention and saving of existing historic roof trusses, metal and timber purlins;
- Proposed insertion of roof terraces:
- Works to existing lift shafts and building entrances:
- Timber beams to be restored and retained where possible:
- Retention and display of other historic items:
- Retention and saving of existing historic floor / roof beams:
- Insertion of partitions;
- Fitout works to enable the proposed uses to include M&E
- Programme of repair and redecoration.

There are existing loading bays serving the site and local area on Faraday Street and Port Street that would be used by vehicles servicing the site. In terms of refuse collection, the vehicle will wait in the Faraday Street loading bay and then operatives will collect bins from the store take them to empty them in the waiting vehicle.

They will then return the bins to the store once they are empty.

Cycle storage for 27 spaces would also be provided within the service yard area.

The current proposals have been designed to create high-quality internal spaces for commercial use and would facilitate much needed repair and improvements of the buildings thermal efficiency and useability protecting the asset into the long-term.

Relevant Site History

131357/LO/2021- LISTED BUILDING CONSENT Soft strip of basement and third floors in advance of asbestos removal

132546/LO/2021- Listed Building Consent - Asbestos removal (internal works only)

145172/LO/2026 - Listed Building Consent for removal of timber panels at fourth floor in association with asbestos removal.

Consultation, notification and publicity responses

The application was advertised as affecting a listed building and site notices displayed adjacent to the site. The occupiers of neighbouring properties were notified about the applications.

3 Letters of objection have been received 2 are repeats of those submitted on PLA-2026-000266 a 3rd states that I'd like to add that I very much support the restoration and reuse of Marlsbro House and consider the development to be positive for the building and NQ however, the benefits of a 4th floor terrace on Newton Street do not appear to outweigh the noise impact on neighbouring residents and the building's heritage.

Manchester Heritage Advisory Panel

The Panel questioned the approach of choosing a particular point in time to return the building back to. They queried whether it should be retained with its current rendered appearance as the latest phase of development, with all of its layers of history legible, or whether it ought to be returned back to its original date in the early 19th century, rather than the propose later 19th century. The Panel would like to see more justification for the approach taken.

The Panel noted the potential damage that the existing render is doing to the original fabric and questioned its heritage value and significance. They raised concerns that removing the render could cause more damage to the brickwork resulting in large areas of the façade being replaced. Also once removed it could reveal significant damage to the existing stone cills, requiring substantial replacement. The overall impact could result in substantial loss of original fabric and large elements of new material. However, the Panel were encouraged by the early trials to remove the render and were hopeful that a full removal would be successful.

It was noted that there was evidence of original metal windows, and the Panel queried why these were not being reinstated instead of the proposed timber sashes. The Panel also suggested that a simple modern slim framed window rather than any

historic reinstatement would signify a more honest modern intervention.

The original structure of beams, heavy timbers, boards and metal work was noted as being of heritage value and the Panel raised concerns that these additional structural interventions would have a significant visual impact on these features. They asked if the scope and design of these could be reviewed to ensure the least impact. They also raised concerns on the impact of the terraces on the original structure.

The existing building shows evidence of an archway. The Panel queried whether the introduction of a different shaped and positioned arch at the rear was the right approach and considered this to be a major intervention that needed further consideration.

Consultations

Historic England – Note that the proposals appear well-thought through and sensitive to the historical significance of the building and they welcome the emphasis on the retention of surviving historic fabric, including the roof structure, and efforts to improve the condition of the fabric and improve thermal efficiency.

Noting that this is a highly significant and early building of its type in Manchester which illustrates early industrial construction techniques and Manchester's transition from textile mills to diversified manufacturing they recommend Historic Building Recording to take place during the works to the building; especially as more parts of the historic fabric are uncovered during stripping out. The scope of this should be specified by the Greater Manchester Archaeological Advisory Service. They also suggest advice from the City Council's specialist conservation and archaeological advisers is sought as relevant.

National Amenity Societies – No comments received

Relevant policies

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P2 – Heritage

The Manchester Core Strategy – Development Plan Document 2012-2027 ("the Core Strategy") was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy EN3 – Heritage
- Policy DM1 – Development Management

Saved Unitary Development Plan for Manchester – The following saved UDP Policies are of relevance to this application:
- Policy DC18- Conservation
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF) -

Section 14- Achieving Well- Designed Places (DP1 - 4)

Section 20- Conserving and Enhancing the Historic Environment (HE1 - 10).

Other Legislative Requirements Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the Listed Building Act 1990 provides that in considering whether to grant planning permission for development that affects the setting or character of a conservation area the local planning authority shall have special regard to the desirability of preserving or enhancing the character or appearance of that area.

The application has been submitted in conjunction with an application for planning permission which is to be considered alongside this application:

Assessment

Design Issues, relationship to context and impact on the Character of the Listed Building and Character of the Conservation Area – It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of “sustainable development” (NPPF Paragraph 8). In order to meet this key planning objective, in this instance the development should sustain and contribute to the stimulation of a thriving historic environment.

It is noted that the proposed change of use would help secure the full use of the property in a prominent location in the Stevenson Square Conservation Area. The building would be enhanced internally and externally.

Historic England note that the proposals appear well-thought through and sensitive to the historical significance of the building. The emphasis of the proposals is on the retention of surviving historic fabric of high and moderate significance, improving the condition of the fabric to improve thermal efficiency and to make the building capable of supporting appropriate uses to modern standards both in terms of regulatory and market requirements.

Given the buildings age and particular construction a number of significant structural interventions are required to the existing historic fabric to deliver the necessary improvement.

Notwithstanding the above the philosophy for the structural interventions is as follows:

- Interventions to be minimised where possible, and introduced only where structurally necessary;
- The existing fabric is to be retained wherever feasible to do so;
- Interventions are to be obvious and readable as such;
- Where interventions are necessary where possible they would be reversible.

Further interventions are proposed, primarily at basement, ground, and roof level, to improve the internal layout of the building and allow it to be brought back into use.

Overall the proposals aim to maintain, enhance and expose the surviving highly significant building elements and features throughout the most complete and highest significant parts of the building. Where there is loss or alternation of historic fabric this is principally due to the necessity of bringing the building up to the regulatory standards necessary to support the proposed and deliver useable accommodation which would be suitable for a modern standard of office occupation.

The proposals would result in various instances of both adverse and beneficial direct impacts upon the listed building. Instances of beneficial impact focus on the restoration and enhancement of the most significant parts of the building.

A summary of key interventions and their level of harm is set out below:

Roof Works

At roof level water ingress and earlier remediation works (such as laying asphalt over the slates) have demonstrably caused extensive damage to the roof fabric and structure and floor levels below.

Roof Structure: From earlier investigative works it is clear that both the roof covering and sarking boards require replacement, whilst it would appear that the some metal purlins and the full metal and timber queen post trusses can be saved and retained with reinforcements as required. The full details for this will be informed by specialist surveys undertaken following the asbestos removal required but will be based on the principle of repairing and reusing all fabric possible and at this stage include spliced repairs of rotten timber rafters and the installation of a pair of PFCs offset from the retained clerestorey line. **These interventions would have a low to medium level of adverse impact dependent on the final details of the works following further surveys.**

Roof Terraces: The lower section of the roof will be cutaway on both sides to create terrace areas, glazed doors inserted and discrete glazed balustrades added for fall protection. Whilst this will alter the historic form of the roof, its two tier mansard / gambrel style roof form, means that this alteration could be sensitively accommodated without impact on the appearance of the building and the primary roof structure which is of particular significance would be retained in full revealing the character and nature of the building and how it was constructed. Furthermore, and alongside the removal of the modern ceiling boards, this will allow people to engage with the cast-iron stays and the roof's unique structural form of high significance in a manner only possible through section drawings at present. Whilst the appreciation of the primary roof structure would mitigate some of the harm **the intervention would have a moderate adverse impact**

Rooflights proposed at the apex of the roof will further enhance the internal qualities of the roof space. **These interventions would however have a low adverse impact.**

<u>Removal of Render</u>

The removal of the render and repair / reinstatement of the facades would present major benefits to the legibility of the building as a Victorian mill and enhancement of its historic fabric, better revealing its significance and reinforcing the historic character and appearance of the Stevenson Square Conservation Area. **This would have a high level of beneficial impact**.

<u>Works to Windows</u>

The current metal windows date to the 1960s conversion, with some later uPVC additions. Other than the clerestory windows, the main fenestration contributes only to the interest of the building as a mill through retention of the overall pattern including the regular, strong rhythm.

Main Elevations: upper floors the historic three-over-three timber sash pattern will be reinstated (albeit double glazed). Cills will be reinstated to their original levels and new stone cills inserted. These works also improving internal thermal efficiency. **These works would have a medium to high level of beneficial impact**.

Clerestory windows: These have moderate to low significance. It is proposed to replace these windows with metal units replicating their design to maintain their role in the understanding of the unusual roof construction. It is further proposed to reinstate the windows (three pane arrangement to follow the upper floors) and pavement lights at basement level. **With this mitigation there would be a low level of adverse impact.**

Louvres : The M&E strategy requires the insertion of louvres for air intake and out flow in a number of windows. Which would require the removal of glazing and have an adverse impact due to the appearance of solidity. However decorative grilles over the louvres are proposed and these would mitigate some of the visual harm. With this mitigation there would be a low level of adverse impact. **With this mitigation there would be a low level of adverse impact.**

Entrances

Southwest corner: This is terrazzo and installed as part of the 1960s refurbishment. This is, non original and historically of limited interest. It has a poor relationship to the street scene limiting its vitality through a relatively heavy visual appearance. It is proposed to maintain this entrance as the principal entrance to the offices at upper floors with a new metal framed door set within the reinstated brick facade. A similar glazed door will be inserted to the rear corner on Hilton Street. Internal alterations are required to create level access to the lift (which will be repositioned at a lower level) including the removal of a section of original floor structure which survived the 1960s remodelling and its replacement with a steel and concrete deck. Whilst this will see the loss of historic fabric (visible at basement level), it is a fragmentary remain in an otherwise heavily altered area and, when considered in context of the retention of the equivalent structure visible throughout the principle parts of the building, it would cause a **low level of adverse impact.**

Newton Street: The historic brick arch in the centre of the façade (as evidenced internally) will be reinstated (with a new curved profile brick edging) to provide access to the ground floor. This will be mirrored on the rear elevation to create a visual and physical link from front to rear with glazed partitions to the flanking coworking lounge and restaurant. There us evidence that this rear entrance was present historically, however this was uncharacteristically mis-aligned rather than forming a single route through the building. Whilst the proposed relocation will therefore not be a return to the original design, it will follow the pattern more commonly found on industrial buildings throughout the city. Furthermore, it will have a positive impact on the proposed internal uses and connectivity through to the rear amenity area. To enable level access and to accommodate a platform lift, minor structural interventions are required to the ground floor which will see some loss of fabric to the floor structure. **These interventions would have a low level of beneficial impact.**

New Basement Means of Escape: To the north corner of the ground floor it is proposed to make alterations to the ground floor level and undertake basement excavation works to allow for a means of escape from the basement (timber boarded door exiting onto Faraday Street) and allow for the insertion of a comms room. These interventions are proposed within a discreet secondary area and avoid the need to intrude into the main ground floor space, therefore

minimising potential impacts on the significance of the building. **These interventions would have a low level of adverse impact.**

Basement

To enable the proposed basement uses it is required to strip-off modern paint finishes to the brickwork and to address the current water ingress. It has been demonstrated that this cannot be treated externally and therefore it is proposed to install damp proofing in the form of a cavity drainage system. A new floor slab is also required. The proposed tanking system is a non-intrusive method which allows moisture to travel down the back of an 'egg-crate' type system and into a controlled, below-screed perimeter drainage channel with a minimal number of fixings required in order to fix this system securely in place. As such it presents the least invasive means of securing the proposed use of the floor level. Ancillary spaces will be located at either end of the floor plan to allow the central area to be read as a single space within the recording studios and sound engineer rooms forming 'pods' so that the whole volume of the space can be appreciated. The overall design approach would present an enhancement to the basement area which was previously subdivided into two rows of cellular rooms, awkwardly abutting the central columns and devoid of historic character. Overall, it is considered that **with the mitigation there would be a low level of adverse impact within the basement.**

Ground and Upper Floors

The strip out of later partitions, services, suspended ceilings and asbestos has significantly enhanced the building's interest, enabling a better appreciation of the historic internal volumes and exposing original features.

Ground floor : A central winter garden will be created, aligned with the arched openings to the front and rear, with glazed partitions to the flanking coworking lounge and restaurant. Fixtures and fittings within the two spaces will largely be set away from the historic fabric and features with a glazed meeting room and open kitchen / DDA WC / staff room and kitchen located at either end of the floor plan. **Overall it is considered that there would be a low level of adverse impact within the ground floor space.**

Office floors (1st – 3rd floors) office spaces will be formed by glazed partitions set within minimal timber frames. Whilst sub-dividing the space the design would allow the volume and original features to all remain visible with demountable partitions offering flexibility and ensuring the intervention is entirely reversible. Both lift cores will be retained in their current location, albeit increased in footprint to meet modern requirements and with a comms riser and capacity for a ventilation duct to lift 2 at the northern end of the building. Similarly WCs will be stacked at the opposing ends of the floorplan. This approach will cluster solid partitions around the existing solid cores and prevent the need for more intrusive interventions elsewhere across the floors. Overall it is considered that **with the mitigation there would be a low level of adverse impact from the subdivision of spaces and insertion of building services on the 1st to 3rd floors.**

Alterations to historic fabric on ground to 3rd floor: The proposed reuse will require the removal of elements identified as being of moderate evidential significance indicative of the building's earlier (though not original) use, however wherever possible these will be retained as features within the proposed reuse. The historic multi-leaf car and landing gates to lift 1, lift motor and pulleys and traditional timber hoist guide rails and a wooden lift car to lift 2 all contribution to the understanding of the building's historic character and it is intended to incorporate these into the proposed interior design scheme in appropriate locations such as the reception and lift landing areas. Likewise the large diameter water pipes / and gate valves and large diameter fire alarm bells will be retained as part of the internal decorative scheme.

It is also proposed to remove the Victorian staircore to the middle of the building - identified to be of high significance as evidencing the building's 19th century uses. The staircore has however been heavily altered, over-boarded in places and is in poor condition. Any proposal for its reuse would require a new staircase to be constructed and a new fire compartment with fire rated walls which would obliterate any sense of its historic character. Given the limitations of its reuse, it is proposed to remove the majority of the stair to enable the internal layouts proposed and retain part of the staircase in situ on the 1st[d] floor and reuse the historic panels as part of the internal redecoration scheme. **It is considered with the proposed mitigation that these works would cause a moderate level of adverse impact.**

Fourth Floor

The freestanding interwar cold storeroom at 4th floor is of some interest, it is proposed that this would be dismantled and reassembled elsewhere within the building. With this mitigation and given that it is unrelated to the historic mill character that the scheme seeks to better reveal and celebrate **there would be a low level of adverse impact from these works**.

At 4th floor the building was not originally intended for occupation and later adapted for storage use with the inserted floorboards inadequate for reuse – as such new floorboards akin to the mill boards elsewhere within the building will be laid on top of retained beams below**. These works would result in a neutral impact.**

Fabric Retention and Repair

The strip out of later partitions, services, suspended ceilings and asbestos has significantly enhanced the building's interest by revealing historic fabric, including the columns, brick walls and ceiling / floor structure.

Structural Support: Despite degradation of fabric through water ingress, poor quality interventions and fire damage, specialist surveys undertaken have demonstrated that these key features can be retained as part of the building's reuse - albeit with necessary reinforcements to the beams to ensure their structural capacity. **These works would have a high level of beneficial impact.**

As outlined in detail in the supporting technical reports, in areas where decay or structural limitations have been identified PFC beams need to be applied to the timber beams, steel support brackets inserted to transfer loads to the column heads and new concrete pad stones. **It is considered with the proposed works would cause a moderate level of adverse impact.**

Floor Build Up : It is also proposed to remove the top layer of the floor build up, recent trial areas have demonstrated that this can be successfully undertaken without causing damage to the mill boards and beams below. A new floor build up for services will then sit on top allowing the underside of the mill boards, beams and column heads to continue to remain visible. **It is considered that the proposed works would cause a low level of adverse impact.**

Decoration and MEP

Decoration: The scheme will introduce high-quality finishes to the interior to be based on investigations of the original finishes, with the historic cast iron columns as the defining visual feature. As part of the internal redecoration it is proposed to remove later, non-breathable, paint and render from the exterior walls (as has been successfully undertaken through trial works), with a new lime plaster applied at ground floor and limewash to the upper floors. Retained timber structural elements will likewise have layers of paint removed (successful demonstrated

through trial testing) and be stained or repainted. These works will better reveal features and fabric from the building's earliest phase, allowing them to be appreciated as part of its adaptive reuse whilst ensuring the protection of the fabric in the long-term. **It is considered that the proposed works would have a low level of beneficial impact.**

MEP: Exposed routes positioned on the inside face of the new partitions would avoid competing with them. MEP routed internally has been designed to be the minimum necessary with exposed ceiling mounted equipment and trays with supporting supplies routed within the floor build-up above to avoid the need for detracting suspended ceilings. **It is considered that the proposed works would cause a low level of adverse impact.**

Plant: Plant areas are proposed to be located discreetly within the rear courtyard, concealed behind the roof parapet and located internally to the north end of the ground floor to avoid intruding into the open floor plates and to minimise intrusive routes through the building or visually prominent equipment externally. **It is considered that the proposed works would cause a low level of adverse impact.**

Rear Landscaping and Fire Escape

Staircases: It is proposed to retain and refurbish the southern of the two Victorian fire escape stairs but decommission its use. The northern stair is unable to provide a safe, compliant evacuation route and is demonstrably failing with the existing ferrous fixings expanding and blowing the brickwork. As such it will be replaced with a new metal stair to provide a secondary means of escape from the north of the building with areas of brickwork repaired following its removal. Although this will see the loss of one Victorian stair, this approach will balance the need for a safe fire escape route whilst retaining one stair for its evidential value (with elements salvaged from the north stair used in its repair) and contribution to the historic industrial character of the building whilst avoiding the need for a more intrusive intervention internally. The new staircase would be clearly expressed as a modern intervention. It is also noted that the introduction of an external secondary means of escape represents a heritage-led design solution, avoiding unnecessary intervention in significant internal fabric. It is considered notwithstanding this and the design of the replacement that the removal of the original staircase will cause **a moderate level of adverse impact.**

Courtyard : It is proposed to revitalise the poor quality rear courtyard, removing structures dating from the 1960s works and including new courtyard gates, the retention and relaying of courtyard cobbles and the erection of refuse and cycle storage areas and external seating including a glazed canopy structure which would be set away from the building. These works will revitalise the current condition of the courtyard area, bringing in into an active use whilst discreetly housing required ancillary structures away from the listed building and streetscene. It is considered subject to agreement through condition of the final design details and overall quality of the works that **there would be a low level of beneficial impact from these works.**

Overall, the proposed floor layouts at ground and upper floors will bring the building back into a sustainable use and have been carefully designed to minimise their impact on the significance of the building whilst enabling its historic character – revealed during the enabling strip-out works – to be better revealed and celebrated. Central to this is a greater appreciation of the building's historic internal volume, its timber structure, brick walls and defining cast iron columns as a central spine feature (having previously been semi-embedded in partition walls flanking one side of a corridor). This along with the general repair works internally and externally **will have a high beneficial impact.**

It is noted that all areas of harm in particular, the structural interventions, insertion of MEP, sub-division of spaces, removal and replacement of the northern staircase, insertion of external

terraces and the tanking are necessary to make the building usable in terms of modern regulatory and market requirements related to the intended use. It is also noted that the applicants have as far as possible at this stage, fully tested the levels of necessary intervention and where this information is not available this will be further explored through the discharge of conditions which would be worded to ensure that the minimum intervention necessary is implemented.

It is considered that the combined physical (direct) impacts on the Grade II listed Marlsboro House would be minor beneficial, avoiding any unmitigated conflict with the conservation of the identified designated heritage assets, whilst greatly contributing to wider conservation objectives established in national and local policy

In terms of impacts externally, the proposals would have a beneficial impact on the Stevenson Square Conservation Area due to the removal of the render, the installation of a more visually appropriate entrance doors, replacement of non original windows and through the proposed external repair works. The alterations to the roof would only have limited visibility from surrounding streets. **Overall impacts to the character of the conservation area are considered to be high beneficial.**

Substantial weight has been given the assets conservation in line with Policy HE5 of the NPPF and overall there would be a positive impacts on affected designated heritage assets.

With the exception of the interventions require for structural and fire safety reasons and the insertion of the roof terraces, the works would enhance the character and fabric of the listed building. The listed building and character of the conservation area would be conserved in a manner appropriate to their significance securing a use consistent with their conservation and the positive impacts on local character and distinctiveness. The proposals would contribute to the creation of sustainable communities Where harm is proposed this has been clearly and convincing justified.(Policy HE4).

It is considered on the basis of the above that the proposed internal and external changes would overall be beneficial in nature and any harm would be justified by public benefits in accordance with Policy HE6 of the NPPF, which can include heritage benefits.

Public benefits would include:

- Providing office accommodation which is market facing and aligns with current regulatory requirements;
- Creation of circa 300 permanent new jobs comprising 137 jobs on-site and a further 164 supply chain jobs.

- Through working with MCC's Work & Skills Team ensuring that employment opportunities resulting from the proposals are made available to Manchester residents through the existing recruitment offer and allow hard-to-reach groups an equal opportunity to be successful in applying.

- Comprehensive repair and conservation works, including roof repairs and the retention and refurbishment of an early queen-post roof structure, will safeguard important historic fabric and ensure the continued survival of a significant heritage asset for future generations.

- The removal of inappropriate and damaging cement render, external roller shutters and other poor-quality interventions will arrest fabric decay and restore the building's architectural integrity, reversing harm caused by earlier unsympathetic alterations.

- Occupation of the building would arrest any further deterioration and remove the sense of dereliction from this key City Centre location within the Stevenson Square Conservation Area.

- Optimisation of the sites potential to accommodate and sustain an appropriate use;

- The proposed mix of uses, including a ground-floor restaurant, basement bar and music-related uses, will reintroduce culturally relevant activity to the Northern Quarter, contributing to its historic identity as a place of creativity and performance.

- The development will generate increased footfall, activity and natural surveillance, providing an active frontage to Newton Street and contributing positively to the vitality, safety and vibrancy of the local area.

- Providing part M compliant equal access arrangements for all into the building;

- The restoration and reuse of the rear courtyard will bring an underutilised space back into active use, enhancing amenity and marketability for potential occupiers and improving the setting of the heritage asset.

- Providing a building which meets current fire safety requirements - The introduction of an external secondary means of escape represents a heritage-led design solution, avoiding unnecessary intervention in significant internal fabric and allowing historic features to remain exposed, intact and legible; and

- Delivering an energy efficient building;

Whilst it is necessary to have special regard to the desirability of preserving the setting any affected Heritage Assets it is considered that the proposals would be beneficial in the context of the architectural and historic character and fabric of the listed building and the character of the conservation area.

On the above basis the proposals are considered on balance to be acceptable.

It is considered, therefore, that, notwithstanding the considerable weight that must be given to the desirability of preserving the building and features of special architectural or historic interest which it possesses and to the preservation of setting of the listed buildings and character of conservation areas as required by virtue of S16, S66 and S72 of the Listed Buildings Act, the harm caused would be outweighed by the public benefits of the scheme and the proposals would meet the requirements set out in policies HE4, HE5 and HE6 of the NPPF and that in view of the above it is considered that the proposed development would on balance be consistent with the development would be consistent with sections 14 and 20 of the National Planning Policy Framework, 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.

Other Legislative Requirements

Equality Act 2010
Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality

Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations
This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved polices of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

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 (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), 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-CIVXX-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-S10100, 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-XX00-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 1698CIV-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-M520000 DRY RISER AND AGD LAYOUT, ROOF LEVEL P02, 5031691-RDG-XX-XXD-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-M560000 HEATING & COOLING SCHEMATIC P02, 5031691-RDG-XX-B1-DR-M560000 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-M570000 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-RDGXX-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 5031691RDG-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: 00130ACC-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-CIVXX-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-S10004, 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-S10100, 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-XX02-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-DS-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-S80400, 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-ZZD-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-DS-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-DS-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-CIVXX-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.