MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development, and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Part 1 – Particulars of the application/development

Proposal:

Elevational alterations including new fire escape doors, vehicle doors, glazing manifestation film and louvres.

Location:

70 Great Bridgewater Street, Manchester, M1 5ES

Application reference:

PLA-2026-000950

Applicant:

Tony Skipper Department of Housing, Communities & Local Government

Date of application:

20 July 2026

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner in determining this application by assessing the proposal against relevant planning policies and all material considerations, identifying matters of concern with the proposal and discussing those with the applicant/agent. In this instance negotiation has been able to successfully resolve the identified concerns and issues.

Condition(s) attached to this decision

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

   Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents:

   - 06183-5PA-02-B1x00-D-A-2300 Rev P02: Location Plan
   - 06183-5PA-02-B1x01-D-A-2301 Rev P02: Main Entrance Floor_Planning Amendment
   - 06183-5PA-02-B1x00-D-A-2302 Rev P02: Canal Level_Planning Amendment
   - 06183-5PA-02-B1xRF-D-A-2401 Rev P03: General Arrangement – Proposed – Level RF (Received 07/08/2026)

- 06183-5PA-04-B1xZZ-D-A-2401 Rev P02: Proposed North Elevation
- 06183-5PA-04-B1xZZ-D-A-2402 Rev P02: Proposed South Elevation
- 06183-5PA-04-B1xZZ-D-A-2403 Rev P02: Proposed East Elevation
- 06183-5PA-04-B1xZZ-D-A-2404 Rev P02: Proposed West Elevation
- 06183-5PA-04-B1xZZ-D-A-2405 Rev P02: Slot ventilation openings _ Planning Amendments
- 06183-5PA-04-B1xZZ-D-A-2406 Rev P02: New Carpark Entrance_Planning Amendments
- 06183-5PA-04-B1xZZ-D-A-2407 Rev P01: Proposed Section AA (Received 07/08/2026)
- MAIMA ULTRA 36 Product Specification
- ImagePerfect 7804 Light Silver Forst (FR) Product Specification
- Email Correspondence – Vinyl Material Samples (Prepared by 5 Plus Architecture; Dated and Received 07/08/2026)
- Design and Access Statement Rev 1 (Prepared by 5 Plus Architecture; Dated 02/07/2028)

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

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of any works in relation to the installation of the perforated metal panels hereby approved, as shown on drawings 06183-5PA-04-B1xZZ-D-A-2402 Rev P02, 06183-5PA-04-B1xZZ-D-A-2404 Rev P02 and 06183-5PA-04-B1xZZ-D-A-2405 Rev P02, material samples of the panels shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved panels shall have a minimum setback of 90mm from the property's façade. The development will then proceed in accordance with the approved details, which shall be retained and maintained for the lifetime of the development thereafter.

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.

4) Prior to the commencement of any works in relation to the vehicle access works hereby approved, as shown on drawing nos. 06183-5PA-04-B1xZZ-D-A-2404 Rev P02 and 06183-5PA-04-B1xZZ-D-A-2406 Rev P02, material samples and final details of the new pedestrian access door, vehicular access door and louvres, that shall show their layout within the reveal of the access, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development will then proceed in accordance with the approved details, which shall be retained and maintained for the lifetime of the development thereafter.

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) Prior to the commencement of any works in relation to the architectural film hereby approved, as shown on drawings 06183-5PA-04-B1xZZ-D-A-2401 Rev P02 and 06183-5PA-04-B1xZZ-D-A-2404 Rev P02, exact details and material samples of the film shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development will then proceed in accordance with the approved details, which shall be retained and maintained for the lifetime of the development thereafter.

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.

6) Prior to the commencement of any works in regard to the installation of the doorway and cladded infill panel to Great Bridgewater Street hereby approved, as shown on drawing number 06183-5PA-04-B1xZZ-D-A-2401 Rev P02, exact detail of its material finish, frame dimensions and layout within the reveal, together with product specifications, shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development will then proceed in accordance with the approved details, which shall be retained and maintained for the lifetime of the development thereafter.

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.

7) a) Prior to the installation of any plant hereby approved, either a scheme that demonstrates that any plant equipment will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

b) Prior to the first use of the plant hereby approved, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before the use can commence.

Reason - To safeguard the amenities of nearby residents, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

8) The obscuration film hereby approved shall be completed in accordance with the following documentation:

- 06183-5PA-04-B1xZZ-D-A-2401 Rev P02: Proposed North Elevation
- 06183-5PA-04-B1xZZ-D-A-2402 Rev P02: Proposed South Elevation
- 06183-5PA-04-B1xZZ-D-A-2403 Rev P02: Proposed East Elevation
- 06183-5PA-04-B1xZZ-D-A-2404 Rev P02: Proposed West Elevation
- ImagePerfect 7804 Light Silver Forst (FR) Product Specification
- Email Correspondence – Vinyl Material Samples (Prepared by 5 Plus Architecture; Dated and Received 07/08/2026)

The approved details shall be implemented as part of the development and then be retained and maintained thereafter.

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.

9) All external doors, except from those used as fire escapes, of the development hereby approved, shall open away from the public highway.

Reason - In the interest of highway safety in accordance with Core Strategy Policies CC5 and DM1, and the National Planning Policy Framework.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Canal and Rivers

The applicant/developer is advised to contact the Canal & River Trust Infrastructure Services Team on 01782779909 or email Enquiries.TPWNorth@canalrivertrust.org.uk in order to ensure that any necess consents are obtained and that the works comply with the Canal & River Trust “Code of Practice for W affecting the Canal & River Trust” to ensure the waterways are protected and safeguarded.

ENV Guidance

Information for Developers guidance documents can be downloaded using the following link: http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_gui

Highway Hoarding

The applicant is required to discuss and agree any requirements for licensing, hoarding / scaffolding, s and temporary points of access (Section 50) with MCC's Highways Licensing Team via Email to highwaylicences@manchester.gov.uk.

Pedestrian and traffic management

The applicant is required to discuss and agree any requirements for temporary pedestrian and traffic management with MCC’s Event and Traffic Management Team via Email to highwaynetworkmanagement@manchester.gov.uk.

Mining
Please see information relating to mining in Appendix A.

Date: 20 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

   If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.

4. If either the local planning authority of the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

   In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

Right of challenge on planning application decision

A third party does not have a right of appeal against a decision on a planning application. Instead, there is a right of challenge (a Judicial Review) which is limited to lawfulness of the procedure that we have taken in coming to that decision.

Any challenge must be based on the following and not the merit of the decision:

- Procedural irregularity
- Irrationality
- Illegality

Any application for permission to bring such a challenge (which is through the High Court) must be made within 6 weeks of the date of the decision being issued.

Appendix A - Mining Information

Mining Remediation Authority

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026