MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (Heaters, Umbrellas and Lighting), 4 (Hard Landscaping) & 5 (Maintenance Plan) attached to Listed Building Consent 145051/LO/2026.

Location:

Old Wellington Inn Courtyard 4 Cathedral Gates Manchester M3 1SW

Application reference:

OTH-2026-000743

Applicant:

Mitchells & Butlers PLC

Date of application:

22 June 2026

Part 2 – Particulars of decision

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

Heaters, Umbrellas and Lighting

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

- Document: Lighting, Heating and Colour Details (Received 22 July 2026)
- Correspondence: Canopy Retention (Received 3 August 2026)

The above information has been reviewed and is considered acceptable on the basis of the existing umbrella canopies being retained. The applicant is advised to seek advice from the Council prior to the replacement of any umbrella canopies in future. Condition 3 is now formally discharged.

Hard Landscaping

The following information has been submitted with respect to this condition:

- Product Specification: Reclaimed Yorkstone Mill Flags, produced by Steptoes Yard (Received 22 July 2026)
- Document: Method Statement (Received 28 August 2026)

The above information has been considered and is acceptable. Condition 4 is now formally discharged. Works may commence in line with the above method statement. Any replacement of hard landscaping should be done to the specification above.

Maintenance Plan

The following information has been submitted with respect of this condition:

- Maintenance and Management Plan (Received 3 August 2026)

The above information has been considered and is acceptable. Condition 5 is now formally discharged,

Date: 09 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

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

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