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:

Variation of Condition 2 (Specified Plans and Drawings) attached to Listed Building Consent 144156/LO/2025 to facilitate the relocation of the cycle and bin stores to ground floor level, make amendments to roof plant access and amendments to external treatment to Back Piccadilly.

Location:

St Margaret's Chambers 5 Newton Street Manchester M1 1HL

Application reference:

PLA-2026-000668

Applicant:

Mr Gary Bell Charlotte Street Estates Limited

Date of application:

11 June 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 in a positive and pro-active manner to seek solutions to problems arising in relation to dealing with the planning application. This has included on going discussions about the form and design of the developments and pre application advice about the information required to be submitted to support the application.

Condition(s) attached to this decision

1) The development must be begun not later than 29.12.2028

   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) Site Location Plan stamped as received on 01-10-25;

   (b)Dwgs 2093 P(120) First Floor Plan Proposed, P(121) First Floor Strip Out, P(130) Proposed Second Floor Plan, P(131) Second Floor Strip Out, P(140) Proposed Third Floor Plan, P(141) Third Floor Strip Out, all stamped as received on 01-10-25

and P(150) A Proposed Fourth Floor Plan, P(151) A Fourth Floor Strip Out and, P(160) A Proposed Roof Plan, P(161) A Roof Plan Strip Out , P(100) C, Basement Proposed, P(101) B Basement Strip.-out, P(110) B Ground Floor Proposed, P(111) B Ground Floor Strip Out,;

(c) Dwgs 2093 P(123) 1st Floor Reflected Ceiling Plan, P(133) 2nd Floor Reflected Ceiling Plan, P(143) 3rd Floor Reflected Ceiling Plan, P(103) B Basement Reflected Ceiling Plan, P(113) B Ground Reflected Ceiling Plan,P(153) A 4th Floor Reflected Ceiling Plan;

(d) Dwgs 2093 P(200) Piccadilly Elevation - Proposed, P(201) Piccadilly Elevation – Strip-Out, P(206) Piccadilly Elevation - Proposed Repairs and Conditions, P(210) Newton Street Elevation - Proposed, P(211) Newton Street Elevation 1-2 - Proposed, P(212) Newton Street Elevation 2-2 - Proposed, P(213) Newton Street Elevation - Strip-Out, P(214) Newton Street Elevation 1-2 - Strip-Out, P(215) Newton Street Elevation 2-2 - Strip-Out, P(216) Newton Street Elevation - Proposed Repairs and Conditions 1-2, P(217) Newton Street Elevation - Proposed Repairs and Conditions 2-2, and P(237) Lightwell Elevations - Proposed Repairs and Conditions 2-2 all stamped as received on 01-10-25 all stamped as received on 03-12-25 and P(220) B Back Piccadilly Elevation , P(222) B Back Piccadilly Elevation - Strip-Out, P(226) B Back Piccadilly Elevation - Proposed Repairs and Conditions, P(236) A Lightwell Elevations - Proposed Repairs and Conditions 1-2 P(230) A Lightwell Elevations - Proposed and P(231) A Lightwell Elevations - Strip-Out all stamped as received on 09-06-2026;

(e) Dwgs 2093 P(310) A Proposed Section BB, P(311) Proposed Section BB Strip-Out P, (320) Proposed Section CC, A P(321) Proposed Section CC Strip-Out, P(325) A Section DD Proposed, P(330) Ground Floor Lobby Section AA, P(331) Ground Floor Lobby Section BB, P(332) Ground Floor Lobby Sections CC & DD, P(336) Section HH Proposed, P(337) Section HH-Strip Out and P(350) Smoke Shaft Section Proposed , P(300) D Proposed Section AA, and P(301) C Proposed Section AA Strip-;

(f) Dwgs 2093 P(404) Panelled Wall Elevation - Upper Floor Lobby, P(430) Window Details - with Architrave , P(431) Window Details - without Architrave, P(432) Window Details - Deep Reveal, P(434) Window Details 1st Floor Bay Deep Cill, P(435) Window Details 1st Floor Bay Shallow Cill, P(436) Window Details 1st Floor Bay Modified Frame, P(440) Rooflight and Roof Upgrade Details and P(441) Rooflight and Roof Upgrade Details 2;

(g) Dwgs 2093 P(400) Typical Partition Detail - Sheet 1 and P(402) Door and Partition Detail - Sheet 3;

(h) Dwgs 2093 P(404) Panelled Wall Elevation - Upper floor Lobby, P(406) Panelled Wall Smoke Vent Louvre, P(445) Window Details - Fire Rated Screen all stamped as received on 01-10-25, P(450) A Window Details - Smoke Vent no 2 and P(451) Window Details - Smoke Vent no 2 Strip Out and P(850) A Smoke Vent Shaft 3D Views;

(i) Dwgs 2093 P(340) Fourth Floor Partitions, P(403) Panelled Wall Elevation - 1st Floor Lobby and P(410) Typical Floor Build Up Proposed Upgrade and P(335) A Basement Proposed Opening Section GG

(j) Dwgs 2093 P(115) A Ground Floor Proposed, P(116) Ground Floor Strip-out, P(327) 36 Back Piccadilly Façade Door Section P(328) 36 Back Piccadilly Façade Window Section, P(329) 36 Back Piccadilly Façade Strip Out Section and P(452) 36 Back Piccadilly Window Detail;

(k) Method Statement Rev A- Door and Panel Modifications, Project Ref: 1907 St Margarets, Manchester by Atelier MB stamped as received on 01-10-25;

(l) St Margarets 1907 Envelope Repairs 23-02-2023 by Atelier Mb stamped as received on 01-10-25;

(m) ST MARGARET'S CHAMBERS, MANCHESTER, ENVIRONMENTAL STANDARDS STATEMENT, MARCH 2023, REF: 2022.213B by Element Sustainability stamped as received on 01-10-25; and

(n) Ambient Noise and Building Envelope Assessment, Proposed Residential Development, St Margaret's Chambers, Newton Street, Manchester, M1 1HL, REPORT REFERENCE NO. J004193-5990-02-CW ,February 2023 by PDA stamped as received on the 01-10-25

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy SP1, CC3, H1, H8, CC5, CC7, CC9, CC10, T1, T2, EN3, EN6, and DM1 saved Unitary Development Plan polices DC18.1, DC19.1 and DC26.1

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 repair and cleaning works and methodologies; for inspection of samples of these works; a quality control management statement; and for implementation of these works.

(b) The agreed works shall implemented in accordance with the programme following sign off of samples;

(c) A schedule of and programme for the submission of samples of all internal and external materials;

(d) The material samples shall be submitted and approved in writing in accordance with the above programme;

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) A Watching Brief shall be implementation in accordance with the following:

1907 - St Margarets: Watching Brief for Monitoring the Soft Strip Out Works by Atelier MB stamped as received on 01-10-25

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 so careful attention to building work is required to protect the character and appearance of this building in accordance with DC Policy 19.1 of the Unitary Development Plan for the City of Manchester.

6) 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:

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.

7) 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:

Final details of M&E services including details of impact on original/ historic fabric; and internal manifestation.

A programme for the implementation of the approved works shall be submitted 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.

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 of the need for the works, the number, sizes, locations and method statement for each task including building protection 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 Manche

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:

Details of any structural strengthening works and other structural interventions .

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 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 and details of how these will be reused, refurbished or reinstated;

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 before development commences the following shall be submitted to and approved in writing by the City Council as Local Planning Authority:

A schedule of paint sampling including all painted surfaces such as the cast iron columns, timbers and walls as a record and in order to inform the proposed decoration;

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 before development commences the following shall be 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 timber panelling, 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.

13) 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:

Full and final details of the proposed suspended ceilings,including location and method of fixing.

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new windows [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed secondary glazing, including affixing detail, 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.

16) Notwithstanding the details as set out in condition 2 above for each of the following items no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the works to the tiles to staircase and terrazzo flooring to Newton Street entrance, including methodology and cleaning 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.

17) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

In-situ sample of the repaired and altered timber TG panelling;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Final location of the relocated original/historic timber doors;

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.

19) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new door to Newton Street and the new opening to Back Piccadilly, including product specifications and finish of the proposed new louvre;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the works to repair and reinstate cornices, including location;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of external lighting, ancillary signage and other installations;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of internal finishes to walls, floors and ceilings;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new platform lift and associated works to the Newton Street entrance, including details of the proposed new handrail and glazed screen

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been

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

Full and final details of the proposed rooflights, including complete cross-sections and material specifications ;

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.

25) Notwithstanding the details as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

A strategy and details of the 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;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Final detailed design of the works to the ground floor of Back Piccadilly including steel door, windows, louvre, cill, lintel and security grilles

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Full and final details of the proposed new windows and fire rated blockwork [first floor and lightwell], including glazing specifications, complete cross-section and an in-situ sample of the new window to the first floor to Newton Street;

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 as set out in condition 2 above no works shall commence in relation to the following unless and until final details (including where appropriate specification and method statement) of the following have been submitted to and approved in writing by the City Council as Local Planning Authority:

Detail of making good fabric removal from the lightwell and detailed design of the roof hatch

The approved details shall be implemented as part of the development and completed prior to the first occupation of the development.

Reason - In the interests of visual amenity and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policies CC9 and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010

This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements

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

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

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

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

Mining

Please see information relating to mining in Appendix A.

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 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