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 6 (Method Statement), 7 (Protection), 8 (Scaffolding) and 14 (Repairs) attached to Listed Building Consent PLA-2026-000308 in relation to Phase 1 only.

Location:

Land Bound By King Street West, St Marys Parsonage, Garden Lane And Smithy Lane Manchester

Application reference:

OTH-2026-000970

Applicant:

Relentless Investments

Date of application:

09 July 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.

Condition 6 (CMP)

Condition 6 can hereby be considered to be discharged for phase one of the development only, provided that the demolition of the link bridge complies fully and only with the Demolition Management Plan and Method Statement for Link

Bridge Removal, prepared by Midway Construction Management – Rev B received by the City Council as local planning authority on 26 August 2026 (Sections 3-11).

This condition cannot be fully discharged until an acceptable demolition and construction management plan has been received for Phase two of the development.

Condition 7 (Protection)

Condition 7 can hereby be considered to be discharged for phase one of the development only, provided that the protection measures for the listed building fabric during the demolition of the link bridge comply fully and only with the Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by Midway Construction Management – Rev B received by the City Council as local planning authority on 26 August 2026 (Sections 4,11 and 18).

This condition cannot be fully discharged until an acceptable demolition and construction management plan has been received for Phase two of the development.

Condition 8 (Scaffolding)

Condition 8 can hereby be considered to be discharged for phase one of the development only, provided that all scaffolding complies fully and only with the information within the Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by Midway Construction Management – Rev B received by the City Council as local planning authority on 26 August 2026 (Section 14).

This condition cannot be fully discharged until an acceptable demolition and construction management plan has been received for Phase two of the development.

Condition 14 (Repairs)

Condition 14 can hereby be considered to be part discharged for phase one of the development only, provided that the demolition of the link bridge complies fully and only with the drawings referenced 107-JMA-MP-ZZ-DR-A-SK01 received by the City Council as local planning authority 7 September 2026 and 107 B1_04_2202 Rev C and B1_04_2211 Rev C received by the City Council as local planning authority 4 September 2026. received by the City Council as local planning authority on 26 August 2026.

This condition will be discharged for Phase one of the development only when the samples for the bricks, mortar and windows and detailed section drawings for the windows have been submitted to and approved in witing by the City Council as local planning authority. These approved reinstatement works shall be completed within 3 months of the completion of the demolition of the link bridge.

This condition cannot be fully discharged until an acceptable demolition and construction management plan has been received for Phase two of the development.

Date: 10 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.