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.
- 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

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

Listed Building Consent

Part 1 – Particulars of the application/development

Proposal:

Listed Building Consent for internal and external works associated with change of use of second, third, and fourth floors from commercial use (Use Class E), to create 5no residential apartments (Class C3) including works to stairs and lift core, modification of roof structure to create roof terrace; works to dormers; works to windows; installation of louvres to currently glazed windows and glazing to currently louvered windows and refurbishment or replacement of rainwater goods.

Location:

Winters Buildings 30 St Ann Street Manchester M2 7LF

Application reference:

PLA-2026-001220

Applicant:

The Winters Building Freehold Ltd

Date of application:

28 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).

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 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:

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

(a) 0277-al(05)005 - existing site plan_P01, 0277-al(05)001 - existing location plan_P01 and 0277-al(05)105 - proposed site plan_P01;

(b)0277-al(05)010 - existing basement plan_P02, 0277-al(05)011 - existing ground floor plan_P02, 0277-al(05)012 - existing 1st floor plan_P02,

(c) 0277-al(05)013 - existing 2nd floor plan_P02, 0277-al(05)014 - existing 3rd floor plan_P02, 0277-al(05)015 - existing 4th floor plan_P02, 0277-al(05)016 - existing roof plan_P02;

0277-al(05)020 - existing section AA_P02, 0277-al(05)021 - existing section BB_P02 and 0277-al(05)022 - existing section CC_P02;

(d)0277-al(05)030 - existing St Anns st elevation_P02 and 0277-al(05)031 - existing st anns churchyard elevation_P03 and 0277-al(05)032 - existing lightwell elevation 1_P02, 0277-al(05)033 - existing lightwell elevation 2_P02;

(e) 0277-al(05)110 - proposed basement plan_P02, 0277-al(05)111 - proposed ground floor plan_P01, 0277-al(05)112 - proposed 1st floor plan_P01,

(f)0277-al(05)113 - proposed 2nd floor plan_P02, 0277-al(05)114 - proposed 3rd floor plan_P02, 0277-al(05)115 - proposed 4th floor plan_P03 and 0277-al(05)116 - proposed roof plan_P01;

(g) 0277-al(05)120 - proposed section AA_P03, 0277-al(05)121 - proposed section BB_P02 and 0277-al(05)122 - proposed section CC_P03;

(h)0277-al(05)130 - proposed St Anns street elevation_P04 and 0277-al(05)131 - proposed St Anns churchyard elevation_P04;

(i) 0277-al(05)132 - proposed lightwell elevation 1_P04, 0277-al(05)133 - proposed lightwell elevation 2_P04, 0277-al(05)200 - existing dormers and roof terrace_P01, 0277-al(05)201 - proposed dormers and roof terrace_P04, 0277-al(05)210 - proposed residential entrance_P02, 0277-al(05)220 - proposed plantroom level 04_P02, 0277-al(05)230 - proposed risers and smoke shaft_P01, 0277-al(05)240 - proposed main roof alterations_P03, 0277-al(05)250 -lift shaft extension_P02,

(j) 0277-al(05)300 - secondary glazing_P02, 0277-al(05)301 - dormers with louvres level 04_P01, 0277-al(05)302-proposed AOV rooflight STAIR 03_P01, and 0277-al(05)400 - existing stair 01_P01, 0277-al(05)401 - proposed stair 01_P02 and 0277-al(05)500 - Planning CGIs_P01;

(k) 0277-SK030B - refuse plans;

(l)Hann Tucker noise assessment reference 32884/NIA dated 2nd September 2026, MECHANICAL SERVICES HVAC LAYOUT FOURTH FLOOR PLANTROOM DETAILS C4384-HEC-ZZ-04-DR-M-5750 Rev P03 and Dwgs C4384-HEC-ZZ-04-DR-M-5750-P03 HVAC Plant, C4384-HEC-ZZ-03-DR-M-5700-P02 HVAC 3rd, C4384-HEC-ZZ-02-DR-M-5700-P02 HVAC 2nd C4384-HEC-ZZ-04-DR-M-5700-P02 HVAC 4th;

(m)C4384-HEC-ZZ-ZZ-RP-N-PART O-P01 Overheating Report.;

(n)Construction Management Plan Project: WINTERS BUILDING Date: 15th September 2026 Revision: 4 by Cubic works;

(o)Winters External Dilapidation Survey;

(p)Site Waste Management Plan Rev 1 all stamped as received on 16/09/2026;

(q)Air Quality Assessment Winters Building, St. Ann's Square, Manchester Reference: 11115r1 Date: 22nd June 2026 by (r)Cubic Works as supplemented by Reports 671811 & IAQBOX-S; and

(s) Dwg C4384-HEC-ZZ-04-DR-M-5700, Mechanical Services Plan (Ref: DR-M-5750-P03).

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to Core Strategy CC9, EN3 and DM1 saved Unitary Development Plan polices DC18.1 and DC19.1

3) Before any scaffold is erected a methodology and specification for the 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.

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.

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 schedule of and programme for the submission of samples of all external materials including decorative louvres to roof area;

(b) 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) 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 repairs and upgrades to the existing windows and insertion of the secondary glazing including a mock-up sample of an upgraded sash window and a sample of a fully repaired window.

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 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:

Details of repair, replacement, or adaptation of rainwater goods on the basis that any new rainwater goods are cast iron and to include details of any special moulding pattern, fixings, brackets or hopper heads.

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 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:

Smoke vents to roof including flashing details

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 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:

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

Details of final appearance, detailing and finish of dry riser to St Ann's Street elevation

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 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 details of the entrance from St Ann's Street including jointing and fixing details and materials and any intercom, cameras and lighting

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 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:

Detailed drawings and finishes of the design of the roof intervention and cut away roof section including the fabrication and fixing details of the opening and framing, details of the waterproofing, finishes and connection details with existing rainwater goods and details of the balustrading.

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 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:

Reinstated roof is and ridge title detail and samples to match existing and details of roof materials to include slate coursing and match existing

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 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:

Details of repair works to external facades

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 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:

Installation of new windows to dormers

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:

Details of paint finish / colour to window frames based on an analysis of the historic paint colour

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: 25 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 Planning (Listed Buildings and Conservation Areas) 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, he may appeal to the Secretary of State in accordance with sections 20 and 21 of the Act 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-listed-building-consent-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