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) attached to Planning Permission 143607/JO/2025 to allow for the replacement of additional internal walls.

Location:

466-468 Moss Lane East Manchester M14 4PJ

Application reference:

PLA-2026-001126

Applicant:

Alumno Group

Date of application:

23 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 in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the listed building application, and appropriate conditions in relation specific design details in respect of rebuilt brickwork walls.

Condition(s) attached to this decision

1) The development must be begun not later than the 24 November 2026.

   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 received by the City Council as Local Planning Authority:

   2027-SBA-01-00-D-A-01100 Ground Floor Plan - Proposed P03

2027-SBA-01-M-D-A-01100M Mezzanine - Proposed P02

2027-SBA-01-01-D-A-01101 Level 01 Plan - Proposed P02

2027-SBA-01-02-D-A-01102 Level 02 Plan - Proposed P02

2027-SBA-01-03-D-A-01103 Level 03 Plan - Proposed P02

2027-SBA-01-03-D-A-01104 Level 04 Plan - Proposed P02

2027-SBA-01-03-D-A-01105 Level 05 Plan - Proposed P02

2027-SBA-01-03-D-A-01106 Level 06 Plan - Proposed P02

2027-SBA-01-03-D-A-01107 Level 07 Plan - Proposed P02

2027-SBA-01-03-D-A-01108 Level 08 Plan - Proposed P02

2027-SBA-02-EL-D-A-02300 Elevation North - Proposed P02

2027-SBA-02-EL-D-A-02301 Elevation West - Proposed P02

2027-SBA-02-EL-D-A-02302 Elevation South - Proposed P02

2027-SBA-02-EL-D-A-02303 Elevation East - Proposed P02

2027-SBA-02-EL-D-A-02304 North Courtyard Elevation - Prop. P02

2027-SBA-02-EL-D-A-02305 West Courtyard Elevation - Prop. P02

2027-SBA-02-EL-D-A-02400 Contextual Elevations North & South P02

2027-SBA-02-EL-D-A-02401 Contextual Elevations East & West P02

2027-SBA-03-SE-D-A-03300 Section A-A - Proposed P02

2027-SBA-03-SE-D-A-03301 Section B-B - Proposed P02

2027-SBA-03-SE-D-A-03302 Section C-C - Proposed P02

Dated 08 August 2024

Covering letter Turley Received 04 April 2024

Application Form Turley

Design and Access Statement Stallan Brand

2027-SBA-00-00-D-A-00120 P01 DEMOLITION PLAN

2027-SBA-01-01B-D-A-00109 P01 BASEMENT PLAN

2027-SBA-01-RF-D-A-01109 P01 LEVEL 09 (ROOF) PLAN

2027-SBA-02-EL-D-A-02000 P01 CONTEXTUAL ELEVATIONS

2027-SBA-00-00-D-A-00001 P01 LOCATION PLAN

2027-SBA-00-00-D-A-00100 P01 EXISTING SITE PLAN

2027-SBA-00-00-D-A-00110 P01 PROPOSED SITE PLAN

Received 28 March 2024

Air Quality Assessment Hydrock

Archaeological Desk-Based Study Nexus

BREEAM Pre-Assessment Report Ridge

Broadband Connectivity Assessment GTech Surveys Limited

Contaminated Land Report ROC Consulting

Crime Impact Statement Greater Manchester Police

Daylight & Sunlight Impact on Neighbouring Properties GIA

Ecology Report Middlemarch

Energy/ Ventilation Strategy Futureserv

Environmental Standards Statement Ridge

Flood Risk Assessment and Drainage Strategy ROC Consulting

Fire Statement OFR Consultants Noise Impact Assessment Report Hann Tucker Associates Television and Radio Reception Impact Assessment GTech Surveys Limited

Transport Statement RSK

Travel Plan RSK

Biodiversity Metric Calculator

Received as associated with the parent consent reference 135545/LO/2022 dated 23 November 2023

Planning Statement Turley

Received as association with the parent consent reference 135545/LO/2022 dated 24 November 2023

Heritage Statement Turley Received as association with the parent consent reference 135545/LO/2022 dated 27 March 2023

Daylight and Sunlight Addendum GIA Redacted Tenancy Schedule Received as association with the parent consent reference 135545/LO/2022 dated 02 May 2023

Technical Note SCP Received as association with the parent consent reference 135545/LO/2022 dated 04 May 2023

AS AMENDED BY:-

Roof plan – Proposed plan ref: 2027-SBA-01-RF-D-A-00113 rev. P02

Section BB – Demolition plan ref: 2027-SBA-02-ZZ-D-A-01211 rev.P02

Section CC – Demolition plan ref: 2027-SBA-02-ZZ-D-A-01212 rev.P02

Section BB- Proposed plan ref: 2027-SBA-02-ZZ-D-A-10211 rev.P02

Section CC- Proposed plan ref: 2027-SBA-02-ZZ-D-A-10212 rev.P02

Lightning Protection Report ref: L047-SHA-59-XX.XX-T-E-690001

Lightning Protection Report rev.P01 dated 02.06.2025 (in relation to the Listed Building element of the development)

Window condition survey (Site note 3 for 27-28 February 2024, job no. 214-22)

Received 31st July 2025

Agent email dated 24.02.2026 confirming that all replacement windows would be timber sliding sashes.

Elevation North- Proposed plan ref: 2027-SBA-02-EL-D-A-10400 rev. P02

Elevation South- Proposed plan ref: 2027-SBA-02-EL-D-A-10401 rev. P02

Elevation West- Proposed plan ref: 2027-SBA-02-EL-D-A-10402 rev. P02

Elevation East- Proposed plan ref: 2027-SBA-02-EL-D-A-10403 rev. P02

Received 4th March 2026.

AS AMENDED BY

Section AA- Demolition plan ref: 2027-SBA-02-ZZ-D-A-00210 rev.P02

Section BB- Demolition plan ref: 2027-SBA-02-ZZ-D-A-01211 rev.P03

Received 23rd July 2026

Basement plan- Proposed plan ref: 2027-SBA-01-01B-D-A-00109 rev.P03

Ground Floor Plan Proposed ref: 2027-SBA-01-00-D-A-00110 rev.P03

Level 01 Plan Proposed plan ref: 2027-SBA-01-01-D-A-00111 rev.P03

Level 02 Plan Proposed plan ref: 2027-SBA-01-02-D-A-00112 rev.P03

Demolition Basement plan ref: 2027-SBA-01-01B-D-A-00209 rev.P03

Demolition Ground Floor Plan ref: 2027-SBA-01-00-D-A-00210 rev.P03

Demolition Level- 01 plan ref: 2027-SBA-01-01-D-A-00211 rev.P03

Demolition Level- 02 plan ref: 2027-SBA-01-02-D-A-00212 rev.P03

Listed Building works schedule

Method Statement related to the removal of walls (Rev3 dated 05/08/2026)

Correspondence dated 7th August 2026 ref: G9448/LSC/AY

Listed Building — Proposed Stair Wall Remediation August 2026 – Supporting Statement

Received 28th August 2026

Structural drawing titled Roof alteration layout option C and chimney support L047-WRD-12-01.ZZ-D-S-200027

Received 23rd September 2026

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

3) The following information was submitted in respect of planning condition 3a (Materials) of the listed building reference 135545/LO/2022 under the cover of CDN/24/1132: 'Application for Approval of Details Reserved by Condition', numbered 'PP-13617823', stamped as received by the City Council as Local Planning Authority on the 5th December 2024. Covering letter, stamped as received by the City Council as Local Planning Authority on the 5th December 2024. 'GMI Quality Control Statement: Listed Building Consent Condition 3a - Materials. Alumno Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 5th December 2024. 'Planner - Chart Properties', stamped as received by the City Council as Local Planning Authority on the 5th December 2024. As revised by GMI Samples Approval Time Schedule received 14th April 2026. The approved works shall be carried out in accordance with the approved details.

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 Manchester Core Strategy (2012).

4) Samples and specifications shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of condition 3 attached to listed building consent 135545/LO/2022, as revised by part a) of condition 3 attached to listed building consent 143607/JO/2025. The development shall be carried out in accordance with the approved materials.

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 Manchester Core Strategy (2012).

5) a) Prior to the installation of the lightning protection conductor cable, finalised details of the fixing to the building shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development.

b) The lightning protection conductor cable shall be 8mm diameter and colour matched to façade on which it is affixed.

c) At roof level, all lightning protection tapes are to be installed under the slates.

d) The strike points (air terminals) located along the roof ridge shall be positioned on the valley side of the roof. The Lightning cabling and strike points shall thereafter be retained and maintained in situ.

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 Manchester Core Strategy (2012).

6) Prior to the commencement of works associated with the installation of any proposed new or replacement windows into the listed fabric of the development, a window schedule and drawings to a scale of 1:5, fully detailing all new window types or replacement windows incorporating cross sections of glazing bars, cills, heads, timber type, reveals and paint finish, shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The windows shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy UDP policy DC19.

7) Prior to the commencement of works associated with the repair of any of the existing windows into the listed fabric of the development, a detailed repair schedule. shall be submitted to and approved in writing the City Council as local planning authority. The approved details shall be implemented as part of the development and be completed prior to the first occupation of the development. The windows shall thereafter be retained and maintained in situ.

Reason - To ensure that the proposed windows are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy UDP policy DC19.

8) Prior to the commencement of works associated with the incorporation of the cast iron brick vents, a sample and specification of the cast iron brick vent shall be submitted to and approved in writing by the City Council, as local planning authority. The development shall be carried out in accordance with the approved details.

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 Manchester Core Strategy (2012), and saved UDP policy DC19.

9) The development shall be implemented in accordance with the measures shown on Roof Alteration Layout Option C and existing chimney support plan ref: L047-WRD-12-01-ZZ-D-S-200027 rev.CR01 received on 23rd September 2026, in connection with the removal of chimney breasts on the first floor.

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy (2012).

10) The material used to rebuild brickwork adjoining the staircase at second floor level and wing walls at ground level shall comprise salvaged brick.

Reason - To ensure that the finish of the rebuilt walls are appropriate in terms of appearance and position in the elevations of the Listed Building pursuant to policy EN3 of the Manchester Core Strategy (2012) and saved policy UDP policy DC19.

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

Date: 05 October 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.