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 (Scaffold), 4 (Making good methodology) and 5 (Materials) pursuant to Listed Building Consent 144574/LO/2025

Location:

50 Murrays Mills Bengal Street Manchester M4 6LR

Application reference:

OTH-2026-000151

Applicant:

Mr Thomas Greenwood Zenith Management Ltd c/o Murrays Mills (Manchester) Management Limited

Date of application:

30 April 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.

Scaffold

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

- RT-DWG-010-P Rev B: Platform Installation Details
- Email Correspondence RE scaffold cleats (Dated and received 18/06/2026)
- Email Correspondence RE scaffold cleats location (Dated and received 25/06/2026)

Received by the City Council as Local Planning Authority on 30/04/2026, unless specified otherwise.

The submitted information is acceptable in regard to part a of condition 3 only. In order to fully comply with the requirements of the condition, the approved measures shall be adhered to for the dull duration of the construction and repair phases of the development. In order to discharge part b of the condition, details of the repair of any fixing points utilised by the scaffold design approved under part a shall be submitted to and approved in writing by the City Council as Local Planning Authority.

Part a of condition 3 is now discharged on this basis.

Methodology

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

- Method Statement (Prepared by Rigg Tech; Dated 03/01/2022)
- Method Statement RE stonework (Prepared by Rigg Tech; Dated 05/10/2026; Received 06/10/2026)
- RT-DWG-012-P Rev A: Area of Patch Pointing Required to N.W Face of Chimney
- RT-DWG-013-P Rev A: Chimney Oversail Stonework Repairs (Received 06/07/2026)
- Email correspondence RE Stonework Repairs (Dated and received 06/07/2026)

Received by the City Council as Local Planning Authority on 30/04/2026, unless specified otherwise.

The submitted information is acceptable in regard to condition 4 only. In order to fully comply with the requirements of the condition, the development shall proceed in accordance with the approved details.

Condition 4 is now discharged on this basis.

Materials

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

- Brick and Mortar Test Panel
- Replacement Sandstone Samples (Received 27/07/2026)
- Cromwell Sandstone Data Sheet (Received 02/09/2026)
- RT-DWG-003-F Rev A: Band Details
- RT-DWG-007 Rev A: Roof Capping – Ventilation Details
- RT-DWG-011-P Rev A: Chimney Base – Door Detail
- RT-DWG-012-P Rev A: Area of Patch Pointing Required to N.W Face of Chimney
- RT-DWG-013-P Rev A: Chimney Oversail Stonework Repairs (Received 06/07/2026)

Received by the City Council as Local Planning Authority on 30/04/2026, unless specified otherwise.

The submitted information is acceptable in regard to condition 5 only. In order to fully comply with the requirements of the condition, the approved details shall be implemented as part of the development and then be retained and maintained thereafter.

Condition 5 is now discharged on this basis.

Date: 07 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 (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.