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 3a (Protection Method Statements) and 4 (Methodology for Installation of Steps and Lift) attached to listed building consent application 144795/LO/2025.

Location:

William Kay House 327- 333 Oxford Road Manchester M13 9PG

Application reference:

OTH-2026-000734

Applicant:

Christopher Myk Halliday Meecham

Date of application:

08 June 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.

Protection Method Statements

The following information has been submitted with respect to part (a) of this condition:

- Document: Stone and Paving Protection Methodology
- Document: Stair Protection Methodology

Received by the City Council, as Local Planning Authority, the 10 September 2026.

The above information has been considered and is acceptable with respect to part (a). Works shall be implemented in line with the above documents. In the event that any fabric is damaged during works the requirements of part (b) shall be complied with. Condition 3(a) is now formally discharged.

Methodology for Installation of Steps and Lift

The following information has been submitted with respect of this condition:

Installation of Lift

- Drawing: 12023R-WML-10-EX-DR-S-0001 C01, received by the City Council as Local Planning Authority 10 September 2026.
- Product Specification: Pollock Lifts 65 Series Through Access Step Lift, received by the City Council as Local Planning Authority 10 September 2026.
- Product Specification: Pollock Lifts 65 Series 2m Step Lift, received by the City Council as Local Planning Authority 10 September 2026.
- Drawing: 5807-HMA-WK-ZZ-DR-A-90410 Revision P08, received by the City Council as Local Planning Authority 22 September 2026.

Installation of Steps and Railing

- Drawing: 5807-HMA-WK-ZZ-DR-A-90403 Revision C02, received by the City Council as Local Planning Authority 8 June 2026.
- Product Specification: WKH Railings and Handrail, received by the City Council as Local Planning Authority 8 June 2026.
- Drawing: 5807-HMA-WK-ZZ-DR-A-90410 Revision P08, received by the City Council as Local Planning Authority 22 September 2026.
- Drawing: 6185/JB/001, received by the City Council as Local Planning Authority 5 October 2026.

The above information has been considered and is acceptable. Works shall be implemented in line with the above documents and drawings. Condition 4 is now formally discharged.

Date: 09 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.