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 4 (Entrance Portal Details), 5 (Roof Extension Materials) and 6 (Fire Lift Details) attached to Planning Permission 144522/FO/2025.

Location:

1 Piccadilly Gardens Manchester M1 1RG

Application reference:

OTH-2026-001194

Applicant:

Legal and General Assurance (Pensions Management) Limited

Date of application:

30 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 4 (Entrance Portal Details)

The following information has been submitted to Manchester City Council as Local Planning Authority pursuant to the discharge of Condition 4 (Entrance Portal Details) attached to Planning Permission 144522/FO/2025.

Plans received 30/06/2026

• Drawing Ref: DLG-ZZ-ZZ-DR-A-2101 Rev P02 – 'Proposed Entrance Section';

• Drawing Ref: DLG-ZZ-02-DR-A-2105 Rev P01 – 'Entrance Existing Curtain Walling and Steelwork Interface' -

• Drawing Ref: 26054-FPM-ZZ-DR-SC-02301 Rev P02 – 'Entrance @GL7 '

• Drawing Ref: 26054-FPM-ZZ-DR-SC-02302 Rev P02 – 'Entrance @GL7 Connection Details'

Plans received 05/10/2026

• 26054-TOP-00-DR-SC-31200 REV P2 Elevation on External Entrance Screen - Piccadilly Gardens

• 26054-TOP-00-DR-SC-31201 REV P1 Elevation on External Entrance Screen - Portland St.

• 26054-TOP-XX-DR-SC-31500 REV P2 Enlarged Details D1, D2 & D3

• 26054-TOP-XX-DR-SC-32502 REV P2 Enlarged Details D4, D5 & D6

• 26054-TOP-XX-DR-SC-31503 REV P2 Enlarged Details D7 and D8

• 26054-TOP-XX-DR-SC-31504 REV P2 Enlarged Details D9 and D10

Documents received 05/10/2026

• AGREED SAMPLE PANEL / MATERIAL SELECTIONS CONDITION 4 / 5 / 6 prepared by TMT, including

o Hand size entrance portal colour sample, agreed on site 18/08/2026

o Entrance portal finish sample, agreed on site 18/09/2026

o Mastic joint sample for panel joints, agreed on site 18/09/2026

Documents received 07/10/2026

• 4336 ONE PICCADILLY GARDENS SAMPLE PANELS FOR SITE – CONDITION 4 / 5 / 6 [List] Rev P03 prepared by DLG Architects

Documents received 08/10/2026

• Quality Management Plan Revision 03, prepared by TMT

Correspondence received 14/10/2026

- RE: Flashing

On the basis of compliance with the above, with particular regard to the samples viewed and agreed on site; and on the basis of the hold points outlined in the Quality Management Plan Revision 03, prepared by TMT at which the Local Planning Authority would review entrance panels and mastic joints on site; as well as on the understanding that aluminium flashing is to be discrete in accordance with the Correspondence RE: Flashing 14/10/2026 and final details are to be reviewed and agreed with the Local Planning Authority in accordance with the Quality Management Plan Revision 03, the condition is discharged.

Condition 5 (Roof Extension Materials)

The following information has been submitted to Manchester City Council as Local Planning Authority pursuant to the discharge of Condition 5 (Roof Extension Materials) attached to Planning Permission 144522/FO/2025.

Plans received 05/10/2026

· Drawing Ref: C2045-SK-DR-03 Rev P3 – 'Curtain Wall Cill Detail';

· Drawing Ref: C2045-SK-DR-04 Rev P3 – 'Rainscreen Coping Detail';

· Drawing Ref: C2045-SK-DR-07 Rev P2 – 'Flat Metal Rainscreen Proposal'

· Drawing Ref: C2045-SK-DR-10 Rev P2 – 'Head of Flat Panels Over Curtain Wall'

· DLG-ZZ-07-DR-A-0106 Rev P02 – Level 7 Amenity Extension Rainscreen Cladding Extent.

Documents received 05/10/2026

· AGREED SAMPLE PANEL / MATERIAL SELECTIONS CONDITION 4 / 5 / 6 prepared by TMT, including

o Green cladding panel, agreed on site 18/08/2026

o Green cladding swatch agreed on site 18/08/2026

Plans received 07/10/2026

· Drawing Ref: C2045-SK-DR-06 Rev P2 – 'Metal Rainscreen Proposal';

Documents received 07/10/2026

· 4336 ONE PICCADILLY GARDENS SAMPLE PANELS FOR SITE – CONDITION 4 / 5 / 6 [List] Rev P03 prepared by DLG Architects

Documents received 08/10/2026

· Quality Management Plan Revision 03, prepared by TMT

On the basis of compliance with the above, as well as the samples viewed and agreed on site, the condition is discharged.

Condition 6 (Fire Lift Details)

The following information has been submitted to Manchester City Council as Local Planning Authority pursuant to the discharge of Condition 6 (Fire Lift Details) attached to Planning Permission 144522/FO/2025.

Plans received 30/06/2026

· Drawing Ref: DLG-ZZ-ZZ-DR-A-2103 Rev P02 – 'Proposed FF Lift Section';

· Drawing Ref: DLG-ZZ-07-DR-A-2106 Rev P01 – 'FF Lift Brick Slip Setting Out'

Plans received 05/10/2026

· 26054-TOP-ZZ-DR-SC-07500 Rev P02 Liftshaft Overun Standard Pier Bay

· 26054-TOP-ZZ-DR-SC-07501 Rev P02 Liftshaft overun STD Mid Section

· 26054-TOP-ZZ-DR-SC-07502 Rev P02 Liftshaft overun STD Vert Cill Section

· 26054-TOP-ZZ-DR-SC-07503 Rev P02 Liftshaft overun STD vert Capping Section

Documents received 05/10/2026

· AGREED SAMPLE PANEL / MATERIAL SELECTIONS CONDITION 4 / 5 / 6 prepared by TMT, including

- Hand size sample, agreed on site 18/08/2026
- Brick detail arrangement mockup, agreed on site 18/09/2026

Documents received 07/10/2026

· 4336 ONE PICCADILLY GARDENS SAMPLE PANELS FOR SITE – CONDITION 4 / 5 / 6 [List] Rev P03 prepared by DLG Architects

Documents received 08/10/2026

· Quality Management Plan Revision 03, prepared by TMT

On the basis of compliance with the above, as well as the samples viewed and agreed on site, the condition is discharged.

Date: 15 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.