

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 Condition 4 (scaffolding details) attached to Listed Building Consent 141300/LO/2024.

Location:

India House 73 - 75 Whitworth Street Manchester M1 6LG

Application reference:

CDN/25/1128

Applicant:

Mr Dave Sweeting Guinness Partnerships

Date of application:

25 November 2025

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 (Scaffolding Details)

The following information has been submitted to the City Council as Local Planning Authority pursuant to the discharge of Condition 4 (Scaffolding Details) attached to Listed Building Consent 141300/LO/2024:

Documents

- Planning Statement to Discharge Condition 4
- Ties into Listed Buildings document prepared by Connolly Scaffolding Ltd
- Revision M: Supporting Calculations prepared by BDS
- Material Specification and Methodology – Infill of Tie Scars to Terracotta V1 JM 24-11-25

all received 13/10/2026.

Plans

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received 12/03/2026.

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all received 13/10/2026.

Correspondence

- RE: Confirmation of Scaffolding Repair Sample

received 13/10/2026.

It is noted that the scaffolding has been erected prior to the determination of this discharge of condition application. The scaffolding was observed on site 13/10/2026 and it is confirmed that the scaffolding was erected in accordance with the details submitted 13/10/2026. Fixings have been made into the terracotta joints and into the mortar of the upper brickwork.

The applicant has confirmed in Correspondence RE: Confirmation of Scaffolding Repair Sample received 13/10/2026 that the Local Planning Authority will be called to site to agree a material sample for any making good repairs to tie scars, and the repairs will be carried out in accordance with the approved sample within 6 weeks from the date upon which the scaffolding is removed.

On the basis of compliance with the above submitted documentation and correspondence, and on the understanding that the Local Planning Authority will be called to site to agree a material sample for any making good repairs to tie scars, and the repairs will be carried out in accordance with the approved sample and repair methodology within 6 weeks from the date upon which the scaffolding is removed, this condition is discharged.

Date: 16 October 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.