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 3ii (Roof Extension Materials) attached to Planning Permission 140382/JO/2024.

Location:

Mindel House (10 Minshull Street) And 11 Bloom Street Manchester M1 3EF

Application reference:

OTH-2026-001207

Applicant:

Mr Mark Roberts MCR Property Ltd

Date of application:

31 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.

Roof Extension Materials

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

- Covering Letter (Prepared by Paul Butler Associates; Dated 31/07/2026)
- 26019-FRA-BS-XX-DR-A-2800 Rev C1: Material Sample Panel – Roof Extension
- 26019-FRA-BS-XX-DR-A-2805 Rev C1: Material Sample Panel – Roof Extension (Received 21/10/2026)

Received by the City Council as Local Planning Authority on 31/07/2026, unless specified otherwise.

The submitted information is acceptable in regard to part ii of condition 3. To fully comply with the requirements of the condition, sample panels shall be constructed in accordance with the approved details only. To fully discharge the condition a completed sample and material specifications must be submitted to and approved in writing by the City Council as Local Planning Authority.

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

Date: 23 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.