MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Applicant

McCauls Group Ltd
First Floor
362 Manchester Road
Astley
M29 7DY

Agent (if used)

Mr Nick Berry
OMI Architects
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 8 (Plant Noise), 11 (Noise Use), 14(b) (Local Labour), 23(b) (Biodoversity) , 29 (Footway Reinstatement) and 30 (Solar Panels) attached to planning permission 138243/FO/2023

Location: 32 - 34 Laystall Street, Manchester, M1 2JZ

Date of application: 10 June 2025

Application number: CDN/25/0532

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Condition 8 (Plant Noise)
Condition 8 (Plant Noise)- On the basis that no additional plant is proposed the condition is discharged

Condition 11 (Noise Use),
Condition 11 (Noise Use): On the basis of the following:

Post Completion Noise Testing Report - Plot 3 Site: CDN/24/0603 Laystall Street, Manchester Reference: 51-814-R1-1 Date: August 25 by e3p

the condition is discharged

Condition 14(b) (Local Labour)
Condition 14(b) (Local Labour)- On the basis of the submitted End Use Local Labour Proposal and Reporting Template stamped as received on 12-08-25 this part of the condition is discharged

Condition 23(b) (Biodoversity)
Condition 23(b) (Biodoversity)- On the basis of implementation in accordance with the following:

Dwgs L0360 and L0361 the condition is discharged

Condition 30 (Solar Panels)
Condition 30 (Solar Panels): On the basis that no PV's are proposed there is no further action required and the condition is discharged

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** in accordance with the information set out below.

Condition 29 (Footway Reinstatement)
Condition 29 (Footway Reinstatement): The condition requires that natural stone or other high quality materials are to be used in the reinstatement works for the footpaths and for the areas between the pavement and the line of the proposed building. This should be to the whole building perimeter and not just to Pigeon Street. The use of tarmac and the extent of works as shown in drawing L0310_PROPOSED PLAN - L00 is therefore unacceptable and the condition is not discharged

Date: 28 August 2025

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This decision relates 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. However, if an enforcement notice has been served for the same or very similar development within the previous 2 years, the time limit is:

- 28 days from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 6 months).

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-inspectorate. 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.

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990

5. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.