

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

Partial approval of details reserved by condition

Applicant

GGC Polygon Manchester Ltd
C/o Agent

Agent (if used)

Mr Tom Flanagan
Paul Butler Associates
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 6 (External Plant) , 9 (Travel Plan), 10 (Roller shutters/grilles), 14 (Fume extraction), 15 (Waste management) and 16 (Highway works/ public realm) attached to planning permission ref: 132590/FO/2021

Location: Land Bounded By Polygon Street, Stockport Road And Brunswick Street, Manchester,

Date of application: 25 June 2025

Application number: CDN/25/0605

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.

C6 - External plant

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

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that there is no external plant associated with the development, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and no further action is required in relation to the discharge of condition 6.

C9 - Travel plan

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

Axis Initial Full Travel Plan (Ref: 2875-01-TP-01) dated July 2023, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that a revised travel plan will be submitted to the Council within 6 months of the first use of the development, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and condition 9 is now formally discharged, subject to, within six months of the first use of the development, a revised Travel Plan which takes into account the information about travel patterns gathered being submitted to and approved in writing by the City Council as local planning authority. Any Travel Plan which has been approved by the City Council as local planning authority shall be implemented in full at all times when the development hereby approved is in use.

C10 - Roller shutters

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

Letter from Paul Butler Associates, dated 24 June 2025, which confirms that there are no roller shutters to be installed within the development, stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and no further action in relation to the discharge of condition 10 is required.

C15 - Waste Management

The following information has been submitted for approval in respect of this planning condition.

Drawing numbered 2066-ABWA-Z1-00-DR-A-(20)-0150,, stamped as receive by the City Council, as Local Planning Authority on 25 June 2025.

Email from Tom Flanagan, dated 29 April 2025, which confirms that the intention is for the space at ground floor level to be wholly ancillary to the residential use, and a commercial unit is no longer proposed.

The information is considered to be acceptable and condition 15 is now formally discharged, subject to the approved scheme then being implemented prior to the first occupation and thereafter retained and maintained in situ.

C16 - Highway Works

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

Drawings numbered 2066-ABWA-Z1-00-DR-A-(278)-0100, 2066-ABWA-Z1-00-DR-A-(278)-0101, 2066-ABWA-Z1-00-DR-A-(278)-0102, 2066-ABWA-Z1-00-DR-A-(278)-0103, 2066-ABWA-Z1-00-DR-A-(278)-0104, 2066-ABWA-Z1-00-DR-A-(278)-0105, 2066-ABWA-Z1-00-DR-A-(278)-0106, 2066-ABWA-Z1-00-DR-A-(278)-0107, 2066-ABWA-Z1-00-DR-A-(278)-0108 and 2066-ABWA-Z1-00-DR-A-(278)-0001, all stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

The information is considered to be acceptable and condition 16 is now formally discharged, subject to the approved scheme being implemented and being in place prior to the first occupation of the commercial units, residents lounge, co working spaces and gymnasium.

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.

C14 - Fume extraction

The following information has been submitted for approval in respect of this planning condition.

Ground Floor Base Build Ventilation Services Layout' plan ref: 3435-CWC-XX-00-DR-M-5701 P01 ', stamped as received by the City Council, as Local Planning Authority on 25 June 2025.

Email from Tom Flanagan, dated 2(August 2025, which confirms that no commercial kitchens (and therefore associated kitchen extraction) are proposed within the resident's lounge, co-working spaces and gymnasium.

The information is considered to be insufficient to satisfy the requirements of condition 14, which is not discharged,

Date: 16 September 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.