

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

Refusal of details reserved by condition

Applicant

Aftab
Allied London Fire Station Limited
Suite 1
Bonded Warehouse
18 Lower Byrom Street
Manchester
M3 4AP

Agent (if used)

Mrs Deborah Baker Barnett
Zerum
South Central
Suite 4E
11 Peter Street
Manchester
M2 5QR

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 32 (M&E) pursuant to planning permission 132633/JO/2022.

Location: Former London Road Fire Station , London Road, Manchester, M1 2PH

Date of application: 7 April 2025

Application number: CDN/25/0335

Part 2 – Particulars of decision

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

Condition 32 M and E

correspondance was issued on the 28 April 2025 to Zerum regarding comments on this submission. The coments were as follows:

There are a lot of schematic service engineers drawings in the submission, which is not unusual but they don't really give a flavour of the look and feel of the installations which would be helpful. When we were on site some of the M and E had been mocked-up or was already in place and some of this looked ok but other areas of multiple cables and service trays attached to walls looked a little intrusive and needed some finessing, which I think John from Purcell did agree and suggested it was work in progress to some areas.

We'll need to ensure that what is shown on the technical 2D drawings translates into a considered scheme and that we don't end up will cumbersome looking masses of cabling and service trays.

We were shown a more detailed set of CGI's showing some of the proposed design intent for dealing with services and it would be good to see this submitted as part of the this CDN.

Where light fittings are shown we would expect a single metal round conduit and in some cases depending on location and the surface it may be better to have a black conduit and switch or even look at an MICC cable discretely attached to the wall, especially if the space is of higher significance.

There seems to be some new fittings to the rooms adjacent to the court room and these will need to be looked at on site to ensure their appropriateness.

There is a note on the drawings relating to CCTV that states all external CCTV will have external cables. We need to see how these will affect the exterior as cabling over the terracotta could be quite harmful. We'll also need to agree the locations and CCTV design and fixings.

Can you share the further details on this?

No response has been provided. Condition 32 is not formally discharged.

Date: 1 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.