

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

Approval of details reserved by condition

Applicant

Kadans Science Partner 8 UK Limited
C/o Agent

Agent (if used)

Cait O'Dowd
AshtonHale
ABC Buildings
21-23 Quay Street
Manchester
M3 4AE

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 24 (waste management Sci Tech Building) and 52b (BNG) attached to planning permission 137399/FO/2023

Location: Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road, Manchester

Date of application: 20 August 2025

Application number: CDN/25/0798

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 24 Waste

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

- General Arrangement Ground Floor Plan (ref. UBS SRA ZZ 00 DR A 201000)
- General Arrangement Enlarged- Ground Floor Zone D (ref. UBS SRA ZD 00 DR A 204003)

Received by the City Council, as Local Planning Authority, on the 20 August 2025

The above information has been considered and is acceptable.

The approved scheme shall be implemented as part of the first use of Plot B of the and shall remain in situ whilst the use or development is in operation.

Condition 24 is now formally discharged on this basis.

Condition 52b BNG

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

- Biodiversity Net Gain (BNG) Update: Upper Brook Street, Kadans - prepared by Brooks Ecological, July 2025;
- The Biodiversity Metric 3.1 Calculation Tool, Whole Site- prepared by Brooks Ecological, July 2025; and,
- The Biodiversity Metric 3.1 Calculation Tool, Kadans Site- prepared by Brooks Ecological, July 2025.

Received by the City Council, as Local Planning Authority, on the 20 August 2025

The above information has been considered and is acceptable. The development shall be carried out in accordance with the above information.

In line with part (c) of the planning condition, prior to the first use of each plot of the development agreed within part (a) of this condition, a verification report for that plot will be required to validate that the works undertaken at that stage conforms to the recommendations and required approved within part of part (b) of this planning condition including its contribution towards the minimum 10% biodiversity net gain.

Part b is now formally discharged.

Date: 23 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 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-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 his 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.