

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

Approval of details reserved by condition

Applicant

Embassy
C/o Agent

Agent (if used)

Lynsay Ewart
Paul Butler Associates Ltd
31 Blackfriars Road
Salford
M3 7AQ

Part 1 – Particulars of the application/development

Proposal: Discharge of condition 9 (Materials) attached to planning permission 137608/JO/2023.

Location: Land Bound By The River Medlock, Bridgewater Canal, Hulme Lock Branch Canal And Egerton Street Manchester

Date of application: 8 May 2025

Application number: CDN/25/0429

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 9 - Materials

Condition 9 is discharged on the basis that the development is carried out in accordance with the details of materials set out in the following information:

Drawings

Typical Build-ups 13095-AEW-B1-XX-DR-A-6001 Rev P10;
Typical Details 13095-AEW-B1-XX-DR-A-6002 Rev P10;
Staff Pod Detail Location - General Arrangement - Plan Elevation & Sections C140-EMB-100 Rev P02;
Accommodation Pod Detail Location - General Arrangement - Ground and First Floor Plan C140-EMB-1001 Rev P01;
Accommodation Pod Detail General Arrangement - Entrance, North & South Elevation C140-EMB-1002 Rev P01;
Accommodation Pod Detail General Arrangement - Entrance, East & South Elevation C140-EMB-1003 Rev P01;
Staff Pod - Plan on Cladding Setting out Dims and Enlarged Detail Locations C140-EMB-2000 Rev P02;
Accommodation Pod - Plan on Cladding Setting out Dims and Enlarged Detail Locations 01 C140-EMB-2001 Rev P01;
Staff Pod - Enlarged Vertical Sections and Window Head & Base Flashing's C140-EMB-3000 Rev P02;

Accommodation Pods - Enlarged Vertical Sections and Window Head & Base Fitting's C140-EMB-3001 Rev P01;
Staff & Accommodation Pods Enlarged Plan Details - Various C140-EMB-4000 Rev P02;
Staff Pod - Plan Setting out and Section on Parapet Capping C140-EMB-5000 Rev P02;
Accommodation Pods - Plan Setting Out and Section on Parapet Capping C140-EMB-5001 Rev P01;
Pod Stair G.A. FT763-PS-0001;
Pod Stair Details FT763-PS-0002;
Elevation and Section Drawings 25-278-M154LG Rev E1;

Supporting Documents

AP18 HR Cladding Profile Description by Architectural Profiles Ltd;
External Doors Online Quotation;
Ecoscape Aluminium Easy Fix Decking Specification Guide;
Artevo brochure received the City Council as Local Planning Authority on 19th May 2025;
Peak velocity pressure calculation to BS EN 1991-1-4:2005+A1:2010 and UK national annex;

Photos

Photo of Material received by the City Council as Local Planning Authority on 8th May 2025;
Sample Picture received by the City Council as Local Planning Authority on 19th May 2025;
Sample Picture 2 received by the City Council as Local Planning Authority on 19th May 2025; and

Lynsay Ewart's email to Lucy Harrison of 20 June 2025.

For the avoidance of doubt, this decision does not grant or imply grant of any consent for advertisements shown on the approved drawings.

Date: 3 July 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.