

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

Approval of details reserved by condition

Applicant

Shoalter Automation (UK) Limited
320 Broadway
Salford
M50 2UE

Agent (if used)

Amy Gaskell
Turley
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6 Atherton Street
Manchester
M3 3GS

Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 15b (Plant Noise Commercial), 17 (Noise - Commercial), 18 (Hours - Commercial) and 19 (Fumes - Commercial) attached to planning permission 127317/FO/2020 as amended by 130258/NMC/2021, 133355/NMC/2022, 134803/NMC/2022, 136521/NMC/2023, 138627/NMC/2023 and 140998/NMC/2024

Location: The Castings , 9 Heyrod Street, Manchester, M1 2DY

Date of application: 20 January 2025

Application number: CDN/25/0046

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.

Conditions 15b (Plant Noise Commercial),

Condition 15b (Plant Noise Commercial): On the basis that no plant is required by the commercial units this part of the condition is discharged.

Noise 17 (Noise -Commercial)

Noise 17 (Noise -Commercial) (Specification)- On the basis of implementation and operation in accordance with the predicted noise and vibration measurements and mitigation as set out in the Acoustic Review by Red Acoustics, dated 10 January 2025 this part of the condition is discharged

The approved noise insulation scheme shall be completed before any of the approved uses commence.

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local

planning authority. Prior to occupation any non compliance shall be suitably mitigated in accordance with an agreed scheme.

Condition 18 (Hours - Commercial)

Condition 18 (Hours - Commercial): On the basis of 24 hour opening Monday to Sunday the condition is discharged

Condition 19 (Fumes)

Condition 19 (Fumes)- On the basis that no commercial kitchens are proposed within the commercial units this part of the condition is discharged.

Date: 14 March 2025

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written over a horizontal line.

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.