

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

Partial approval of details reserved by condition

Applicant

Manchester Quays Developments (OGS)
Limited
C/o Agent

Agent (if used)

Mr Michael Percival
Deloitte LLP
100 Embankment
Cathedral Approach
Salford
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 12 (Fumes), 34 (Local Labour), and 36 (2nd entrance details) attached to Planning Permission 138820/JO/2023.

Location: Old Granada Studios, Manchester , M3 3GS

Date of application: 29 January 2025

Application number: CDN/25/0078

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.

Condition 34 - Local Labour

Condition 34 is discharged on the basis of the following submitted information:

Letter from Proteintech Europe Ltd dated 30 August 2024;

Letter from Robiquity dated 30 August 2024;

Letter from Versa Studios dated 30 August 2024; and

on the basis that all other users maintain an open dialogue with Manchester City Council's Work and Skills Team, use local job centres and engage with the local community.

Condition 36 - Second Entrance Details

Condition 36 is discharged on the basis that the development is carried out in accordance with the following information:

001-72120 Rev C Zone 5 Clubhouse Reception - Doors & Windows - Plans & Elevations;

005-72120 Rev A Zone 5 Clubhouse Reception - Doors & Windows - Fire Escape Door;

Details shown in Michael Percival's email to Lucy Harrison dated 6 March 2025; and The Antique Brass and Blackened Stainless Steel samples (see photographs of samples received by the City Council as local planning authority on 27 March 2025).

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.

Condition 12 - Fumes

The following information has been submitted and assessed:

Zone 4 & 5 Kitchen Extract Statement by Consolux received by the City Council as local planning authority on 5 March 2025; and

Maintenance Strategy - Kitchen Extract received by the City Council as local planning authority on 29 January 2025.

The Maintenance Strategy - Kitchen Extract is acceptable.

However, some of the drawings within the Zone 4 & 5 Kitchen Extract Statement by Consolux appear to show horizontal stack with a downward facing cowl, in particular the 3D drawings. The drawing on page 13 shows a slight upturn on the extract of approximately 30 to 40 degrees, which is unacceptable. The extract needs to discharge vertically directly to atmosphere.

A simplified side on view drawing of the kitchen extraction system only is required. The stack would need to discharge vertically 1 metre above the eaves so the simplified drawing needs to show this. It would need to show the windows and air intake of neighbouring buildings in relation to the discharge terminal in elevation, rather than from above as shown in the drawing on page 9.

Details of the termination type are required to confirm it is a rain resistant jet type termination.

Information from the agent has suggested the neighbouring receptor has openable windows which needs confirming if this is the case. With it being so close to windows, especially if they are openable, the equipment would need assessment under the plant noise condition to show how the acceptable noise criteria would be achieved.

Given the above, condition 12 is not hereby discharged in relation to Zone 4 & 5.

Date: 23 April 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.