MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Applicant

ID Manchester Ltd
C/o Agent

Agent (if used)

Mr Cameron Radford
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 6 (Hours to be Agreed), 10 (Disabled Parking) and 13 (Shutter) and partial discharge of Conditions 4a (Cycle Parking), 5a (Travel Plan), 7a (Noise 1 - The Use) and 8a (Fumes, Vapours and Odours) of Planning Permission referenced 139124/FO/2024

Location: Umist Renold Building , Altrincham Street, Manchester, M1 7JR

Date of application: 28 October 2024

Application number: CDN/24/1003

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 4a - Cycle Parking
Condition 4 Part a) can be considered to be discharged provided that the minimum of 114 cycle parking spaces are implemented fully and only in accordance with the letter from Deloitte dated 25 November 2024, the Framework Travel Plan prepared by BWB received by the City Council as local planning authority on 28 October 2024 and the emails from Deloitte dated 28 November 2024 and 16 January 2025 and maintained for the duration of the approved use of the building.

This condition cannot be fully discharged until parts b) and c) of Condition 4 have also been discharged.

Conditon 5a Travel Plan
Condition 5 Part can be considered to be part discharged provided that the Framework Travel Plan prepared by BWB received by the City Council as local planning authority on 28 October 2024 is fully implemented and maintained and updated for the duration of the approved use of the building.

Condition 6 - Hours to be Agreed
The approved opening hours for Unit 2, Block A are as follows:

Office use:

Monday to Friday - 07:00 to 19:00
Saturday and Sunday - closed

Add Hoc Events:

Monday to Friday - 07:00 to 23:00
Saturday and Sunday - closed

Condition 6 can hereby be considered to be discharged provided these hours are complied with.

Condition 7a - Noise 1- The Use
Conditions 7 Part a) can hereby be considered to be discharged provided that the measures within the acoustic report prepared by Sol Acoustics referenced 2416-REP 02-R 0-LAST, the Discharge Note prepared by Sol Acoustics referenced P2416-TM02-JLS and the Technical Note prepared by BWB all received by the City Council as local planning authority on 28th October 2024

Condition 8 - Fumes, Vapours and Odours
Condition 8 can be considered to be discharged provided that the Ventilation Strategy Statement prepared by CWC received by the City Council as local planning authority on 28th October 2024 and the email from Deloitte dated 27 November 2024 are complied with for the duration of the use.

Condition 10 - Disabled Parking
Condition 10 can hereby be considered to be discharged provided that 13 no. disabled parking spaces are provided fully and only in accordance with the letter from Deloitte dated 25 November 2024, the Framework Travel Plan prepared by BWB received by the City Council as local planning authority on 28 October 2024 and the emails from Deloitte dated 28 November 2024 and 16 January 2025 and are maintained for the duration of the approved use of the building.

Condition 13 - Shutter
Condition 13 is hereby discharged on the basis that no shutters are proposed as confirmed within the letter from Deloitte dated 25 November 2024.

Date: 20 January 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 of 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.