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

196 Deansgate Ltd
AM Alpha
C/o Agent

Agent (if used)

Miss Megan Turner
WSP
8 First Street
Manchester
M15 4RP

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 3 (Surface mounted conduit), 5 (Penetrations), 6 (Brickwork), 7 (Cornice repair), and 8 (Ceiling void MEP) attached to Listed Building Consent 140931/LO/2024.

Location: 200 - 204 Deansgate, Manchester, M3 3NN

Date of application: 19 December 2024

Application number: CDN/24/1188

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.

Surface mounted conduit
The following information has been submitted in respect of condition 3 (Surface mounted conduit) attached to listed building consent 140931/LO/2024:

- Supporting Information BASEMENT SURFACE CONDUIT METHOD STATEMENT received by the City Council, as Local Planning Authority, on 19 Dec 2024

The submitted information is considered acceptable and condition 3 attached to Application ref. 140931/LO/2024 is hereby discharged provided the development is carried out in accordance with the above information.

Penetrations
The following information has been submitted in respect of condition 5 (Penetrations) attached to listed building consent 140931/LO/2024:

-Supporting Information 5TH FLOOR PENETRATIONS AND OPENING UP WORKS METHOD STATEMENT
-Drawing - Proposed 5F GA REFLECTED CEILING PLAN
Both received by the City Council, as Local Planning Authority, on 19 Dec 2024

The submitted information is considered acceptable and condition 5 attached to Application ref. 140931/LO/2024 is hereby discharged provided the development is carried out in accordance with the above information.

Brickwork
The following information has been submitted in respect of condition 6 (Brickwork) attached to listed building consent 140931/LO/2024:

-Supporting Information 5TH FLOOR ORIGINAL BRICKWORK METHOD STATEMENT received by the City Council, as Local Planning Authority, on 19 Dec 2024

-Supporting Information EARTHBORN-CLAYPAINT DATA SHEET
-Supporting Information P7-V2.0 FLOORSEAL-TDS-IBSD
Both received by the City Council, as Local Planning Authority, on 24 Jan 2025

The submitted information is considered acceptable and condition 6 attached to Application ref. 140931/LO/2024 is hereby discharged provided the development is carried out in accordance with the above information.

Cornice repair
The following information has been submitted in respect of condition 7 (Cornice repair) attached to listed building consent 140931/LO/2024:

-Supporting Information 5TH FLOOR CORNICE REPAIR METHOD STATEMENT received by the City Council, as Local Planning Authority, on 19 Dec 2024

-Drawing - Proposed AL(05)5200 REV A 5TH_FLOOR_WALL_FINISHES_PLAN received by the City Council, as Local Planning Authority, on 24 Jan 2025

The submitted information is considered acceptable and condition 7 attached to Application ref. 140931/LO/2024 is hereby discharged provided the development is carried out in accordance with the above information.

Ceiling void MEP
The following information has been submitted in respect of condition 8 (Celing void MEP) attached to listed building consent 140931/LO/2024:

-Drawing - Proposed 5F AC SERVICES
-Drawing - Proposed 5F GA REFLECTED CEILING PLAN
-Drawing - Proposed AIR CONDITIONING SERVICES
-Drawing - Proposed BASEMENT LEVEL AC & VENTILATION SERVICES
-Drawing - Proposed CONTAINMENT PRIMARY
-Drawing - Proposed ELECTRICAL SERVICES LIGHTING & SMALL POWER
-Drawing - Proposed FCU 05 /01 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /01 SETTING OUT
-Drawing - Proposed FCU 05 /02 & 3 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /02 & 3 SETTING OUT
-Drawing - Proposed FCU 05 /04 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /04 SETTING OUT
-Drawing - Proposed FCU 05 /05, 6 & 7 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /05, 6 & 7 SETTING OUT
-Drawing - Proposed FCU 05 /08 SETTING OUT

-Drawing - Proposed FCU 05 /09 & 10 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /09 & 10 SETTING OUT
-Drawing - Proposed FCU 05 /11 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /11 SETTING OUT
-Drawing - Proposed FCU 05 /12 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /12 SETTING OUT
-Drawing - Proposed FCU 05 /13 & 14 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /13 & 14 SETTING OUT
-Drawing - Proposed FCU 05 /15 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /15 SETTING OUT
-Drawing - Proposed FCU 05 /16 & 17 COORDINATED SERVICES
-Drawing - Proposed FCU 05 /16 & 17 SETTING OUT
-Drawing - Proposed FCU 08 COORDINATED SERVICES
-Drawing - Proposed FIRE ALARM
-Drawing - Proposed FIRE ALARM LAYOUT
-Drawing - Proposed HOT, COLD AND ABOVE GROUND DRAINAGE SERVICES
-Drawing - Proposed HOT, COLD AND ABOVE GROUND DRAINAGE SERVICES
-Drawing - Proposed LIGHTING
-Drawing - Proposed LIGHTING
-Drawing - Proposed LOW LEVEL SMALL POWER
-Drawing - Proposed ROOF LEVEL AC & VENTILATION SERVICES
All received by the City Council, as Local Planning Authority, on 19/12/2024

-Drawing - Proposed AL[05]5064 ROOF_ELEVATIONS
-Drawing - Proposed AL(05)5411 5TH_FLOOR_CONDUIT_DETAILS
-Supporting Information 6000-TEC-001 MITSUBISHI ELECTRIC AC EQUIPMENT
All received by the City Council, as Local Planning Authority, on 24/10/2025

The submitted information is considered acceptable and condition 8 attached to Application ref. 140931/LO/2024 is hereby discharged provided the development is carried out in accordance with the above information.

Date: 29 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.