MANCHESTER CITY COUNCIL

Important – Planning permission & notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee is payable for each request to discharge conditions.
- For advice on any of these matters, please contact Planning, Manchester City Council, PO Box 532, Town Hall, Manchester M60 2LA or email planning@manchester.gov.uk

MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)

Planning Permission

Applicant

Manchester Metropolitan University
Arts And Humanities Building
Cavendish Street
M15 6BG

Agent (if used)

Mr Tom Young
Deloitte LLP
100 Embankment
Cathedral Approach
Manchester
M3 7FB

Part 1 – Particulars of the application/development

Proposal: Installation of external lighting and 2no. louvre panels to the south elevation.

Location: Grosvenor West - Grosvenor Building, Manchester Metropolitan University, Cavendish Street, Manchester, M15 6BG

Date of application: 11 December 2025

Application number: 144741/FO/2025

Part 2 – Particulars of decision

Manchester City Council gives notice that the development referred to in Part 1 has been **Approved** in accordance with the application and plans submitted subject to the condition(s) listed below (if any).

Article 35 Declaration

Officers have worked with the applicant/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) attached to this decision

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2) The development hereby approved shall be carried out in accordance with the following drawings and documents, received by Manchester City Council as the Local Planning Authority on 11 December 2025:

- Site Location Plan 3434-CAA-XX-00-DR-A-1002 P02
- Proposed External Lighting Layout 250813-CPW-XX-ZZ-DT-E-800005 P04
- Proposed External Lighting Elevation Layout 250813-CPW-XX-ZZ-DT-E-800006 P01

- Proposed New Ventilation Louvres Installed Within Existing Window 1002B-CAA-XX-ZZ-DR-A-017180 P2
- Existing and Proposed Mechanical Service Layout 250813-CPW-XX-ZZ-DT-M-800001 S2 P03

Received by Manchester City Council as the Local Planning Authority on 28 January 2026:

- Thorn Cesar Amp Wall specification

Received by Manchester City Council as the Local Planning Authority on 30 January 2026:

- Noise Impact Assessment R2447-REP01-SJW by Red Acoustics

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC19.

3) 3) a) The external lighting installed on the South Elevation shall be carried out in accordance with 'Proposed External Lighting Layout 250813-CPW-XX-ZZ-DT-E-800005 P04', received by Manchester City Council as the Local Planning Authority on 01 October 2025, and in accordance with 'Proposed External Lighting Elevation Layout 250813-CPW-XX-ZZ-DT-E-800006 P01' received by Manchester City Council as the Local Planning Authority on 23 October 2025, so as to control glare and overspill onto nearby properties.

b) Prior to the first use of the lighting scheme, a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved light consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the criteria.

c) In the event of any non-conformity with the approved lighting scheme, then any further measures that are required to achieve the required lighting criteria shall be carried out. Any required measures and validation shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, prior to the first use of the lighting scheme.

Reason - In order to minimise the impact of the illumination of the lights on the occupiers of nearby occupiers, pursuant to policies SP1 and DM1 of the Core Strategy.

4) a) Notwithstanding the 'Noise Impact Assessment R2447-REP01-SJW' produced by Red Acoustics, received by Manchester City Council as the Local Planning Authority on 11 December 2025, prior to the installation of 2no. extract louvres on the South Elevation of the building, either a scheme that demonstrates that any plant, equipment or servicing that will vent out through the 2no. extract louvres will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate any plant equipment so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, the following is required to be confirmed in the updated Noise Impact Assessment:
- The table in section 6.0 of the originally submitted noise impact assessment does state the nighttime noise levels will be complied with, but it isn't clear how that has been calculated given no nighttime background noise monitoring data is provided, just the 'early morning' measurements, which is 51dBA. The dominant noise during the measurement period was traffic noise, which is typical for daytime in that area, but during the nighttime noise from traffic will be lower and it is likely that the nighttime background noise levels will be much lower than 51dBA. Without this further confirmation being provided, it would be requested that the equipment is turned off to ensure compliance with the requirements of the condition.
- The requirement for the nighttime assessment is to ensure that the equipment meets the condition criteria at the quietest time, the background noise assessment was done at 10am on a Tuesday which does not represent a typical quiet period of time in that area. The purpose of the condition is to ensure there is no disamenity to residential properties (there are residents in Cavendish Halls) but also prevents 'noise creep' in the area.

The development shall then be carried out in accordance with the approved details.

b) Within 3 months of the installation of the 2no. extract louvres on the South Elevation of the building, a verification report, which will include post-completion testing, shall be submitted to and approved in writing by the Local Planning Authority to validate that the plant equipment achieves a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location.

c) In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, within 3 months of the installation of the 2no. extract louvres on the South Elevation of the building.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP

5) Notwithstanding the details as set out in condition 2 above, prior to the installation of extract louvres on the South Elevation of the building, the full and final details of the louvres, including the manufacturers specification, and a sample of the louvres design, shall be submitted in writing to and be approved in writing by the City Council as the Local Planning Authority. For the avoidance of doubt, these louvres should present a decorative solution.

The approved details shall then be implemented as a part of the development.

Reason - In the interests of visual amenity and because the proposed works affect buildings which are included in the Statutory List of Buildings of Special Architectural or Historic Interest and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Informatives

Building Regulations 2010
This permission does not grant approval under Building Regulations.

Street Naming & Numbering Requirements
Manchester City Council is responsible for allocating street naming and numbering within Manchester for new developments or property conversions. Individuals or businesses are not permitted to allocate their own property numbers, building or street names.

If your development includes the creation of new dwellings (either new build or conversion of existing buildings), creation of new commercial properties or the subdivision of existing properties you must ensure that you request new or changes to addresses through us so they can be officially allocated and registered in accordance with the Public Health Act 1925 Sections 17-19 & Greater Manchester Act 1981 Section 22.

Failure to do this may result in difficulties for the developer/occupier when requiring services such as connections to utilities, phone lines and postal services and may delay your development.

You can apply online at the following address: https://www.manchester.gov.uk/roads-and-transport/street-naming-and-numbering

Mining Information
The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Please read the Standing Advice from the Mining Remediation Authority.

For the installation of the lighting on the South Elevation, fixings should use existing fixing points from the previously installated lights where possible or be fixed through the mortar.

Date: 11 March 2026

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 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 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-decision The Inspectorate will publish details of your appeal on the internet. Alternatively If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

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.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the City Council (planning@manchester.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

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.

STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026