

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

Approval of details reserved by condition

Applicant

Mr Stuart Lockwood
University of Manchester
Rutherford Building
Coupland Street
Manchester
M13 9GP

Agent (if used)

Miss Alison Berry
Arcadis
4th Floor Dantzie Building
Dantzie Street
Manchester
M4 2AL

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 8(f) (Installation of Balustrades), 9(c) (Waterproofing), 11(b) (Doors including Fixtures and Fittings) and 13 (Repair of Terazzo) attached to listed building consent 138994/LO/2024.

Location: Rutherford Building, Coupland Street, Manchester, M13 9GP

Date of application: 17 February 2026

Application number: CDN/26/0155

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.

Installation of Balustrades

The following information has been submitted in respect of this planning condition:

- o 2305-RBUM-ARC-XX-ZZ-DR-A-2305 Revision C2: External Ramp & Stairs - Proposed Design Intent (Received 17/02/2026)
- o 0001 Revision P02: Ramp Design Intent Drawing
- o Correspondence RE Ramp Colour (Prepared by Arcadis; Dated 12/03/2026)

Stamped as received by the City Council as Local Planning Authority on 12/03/2026, unless specified otherwise.

The submitted information is acceptable in relation to part f of condition 8 only. To fully comply with the requirements of the condition, the approved measures shall be implemented as part of the development and shall then be retained and maintained for the lifetime of the development thereafter.

Part f of condition 8 is now discharged on this basis.

Waterproofing

The following information has been submitted in respect of this planning condition:

- o Application Form

Stamped as received by the City Council as Local Planning Authority on 17/02/2026.

The submitted information is acceptable in relation to part c of condition 9 only. To fully comply with the requirements of the condition should any waterproofing works be subsequently proposed, this will require the submission of a separate application for listed building consent.

Part c of condition 9 is now discharged on this basis.

Doors including fixtures and fittings

The following information has been submitted in respect of this planning condition:

- o 32493-RBUM-ARC-XX-GF-DR-A-32493 Revision C1: Door Schedule_Timber doors - Level GF
- o 32494-RBUM-ARC-XX-01-DR-A-32494 Revision C1: Door Schedule_Timber doors - Level 01
- o 32495-RBUM-ARC-XX-02-DR-A-32495 Revision P1: Door Schedule_Timber doors - Level 02
- o 32496-RBUM-ARC-XX-03-DR-A-32496 Revision P1: Door Schedule_Timber doors - Level 03

All stamped as received by the City Council as Local Planning Authority on 17/02/2026.

The submitted information is acceptable in relation to part b of condition 11 only. To fully comply with the requirements of the condition, the approved measures shall be implemented as part of the development and shall then be retained and maintained for the lifetime of the development thereafter.

Part b of condition 11 is now discharged on this basis.

Repair of Terrazzo

The following information has been submitted in respect of this planning condition:

- o Method Statement for removal of glazed screens within first and second floor corridors

Stamped as received by the City Council as Local Planning Authority on 23/03/2026.

The submitted information is acceptable in relation to condition 13 only. To fully comply with the requirements of the condition, the approved measures shall be implemented as part of the development and shall then be retained and maintained for the lifetime of the development thereafter.

Condition 13 is now discharged on this basis.

Date: 1 April 2026

Signed:

A handwritten signature in black ink, appearing to read 'Julie Roscoe', written in a cursive style.

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.