MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Applicant

Mr Simon Marshall
The Prudent Assurance Company Ltd
Commercial Development Project Ltd
Huddersfield Road
HX5 9BW

Agent (if used)

Mr Alan Palmer
5 Plus Architects
47 The Hive
Lever Street
Manchester
M1 1FN

Part 1 – Particulars of the application/development

Proposal: Discharge of planning conditions 04 (Method Statement), 05 (Hard landscaping samples), 07 (Secure by Design), 08 (Construction Management Plan), 09 (Remediation Strategy), 14 (Scheme for wheel cleaning), 25 (TV reception), and 28 (Storage and disposal of refuse) of planning permission ref: 111805/FO/2016/C1.

Location: Brazennose House, Brazennose Street, Manchester, M2 5AS

Date of application: 14 September 2017

Application number: CDN/17/0580

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.

Construction Management Plan
The development has been completed. Condition 8 is therefore formally discharged.

Remediation Strategy
Since the submission of this Discharge of Condition application, conditions 9.4 (Contamination), 10 (Verification Report) and 11 (Remediation) have been approved under CDN/20/0118.

As these elements have all been approved, there are no remaining remediation concerns and it is therefore confirmed that parts 1-3 of condition 9 are also discharged.

The development shall now be carried out in accordance with the details approved under CDN/20/0118.

Condition 9 is now formally discharged.

Scheme for wheel washing
The development has been completed. Condition 14 is therefore formally discharged.

TV Reception
Since the submission of this Discharge of Condition application, 25b (Tv Reception) has been approved under CDN/21/0352.

As the verification elements has been approved, there are no remaining TV reception concerns and it is therefore confirmed that parts a of condition 25 is also discharged.

The development shall now be carried out in accordance with what has been approved under CDN/21/0352.

Condition 25 is now formally discharged.

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.

Method Statement
The submitted information is insufficient in order to discharge this condition.

Hard landscaping samples
The submitted information is insufficient in order to discharge this condition.

Secure by Design
The submitted information is insufficient in order to discharge this condition.

Storage and disposal of refuse
The submitted information is insufficient in order to discharge this condition.

Date: 8 January 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 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.