

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

Approval of details reserved by condition

Applicant

Cut and Craft Limited
C/o Agent

Agent (if used)

Mr Matthew Pardoe
Moorside Planning
92 Station Road
Burley in Wharfedale
LS29 7NS

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 4 (Door Paint spec), 5 (Paint Analysis), 6 (Curtain Rails), 8 (BOH), 10 (Columns), 11 (Staircase) and 12 (Immersive Corridor) and part discharge of condition 9 (M&E) attached to listed building consent 140274/LO/2024.

Location: 38 Mosley Street, Manchester, M2 3AZ

Date of application: 15 January 2025

Application number: CDN/25/0032

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 4 - Door Paint Spec

Condition 4 is hereby discharged as the main door was recently repainted in accordance with a previous proposal and confirmation has been received that there are no repainting works are proposed as confirmed in the letter from Moorside Planning dated 14 January 2025.

Condition 5 - Paint Analysis

Condition 5 can hereby be considered to be approved provided that the Paint Schedule prepared by Studio Two received by the City Council as local planning authority on 15 January 2025 has been fully implemented.

Condition 6 - Curtain Rails

Condition 6 can hereby be considered to be discharged provided that curtain rails are installed only in accordance with the drawing referenced AC23 - P56 Rev A received by the City Council as local planning authority on 15th January 2025.

Condition 8 - BOH

Condition 8 can hereby be considered to be discharged provided that walls and floors of the BOH area are finished in accordance with the drawing referenced Drawing AC23 - LGF 014 Rev G received by the City Council as local planning authority on 22 September 2025 and the Paint Schedule prepared by Studio Two received by the City Council as local planning authority on 15 January 2025.

Condition 9 - M&E

Condition 9 can hereby be considered to be partially discharged in relation to the following:

- Internal lighting provided that lighting is installed fully and only in accordance with the Lighting Schedule prepared by Mistry Lighting received by the City Council as local planning authority on 11 March 2025
- Speakers provided that they are located in accordance with the information on the drawing referenced 1983-ESC-GF-00-DR-E-3001 T8 and are coloured Tikkurila / Optiva Matt.
- CCTV provided that they are coloured Tikkurila / Optiva Matt.

Full details of all other M&E proposed/installed is required to be submitted to and agreed in writing by the City Council as local planning authority in order to fully discharge this condition.

Date: 27 April 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 (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.