

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

Partial approval of details reserved by condition

Applicant

Manchester Metropolitan University
Estates Directorate
7th Floor Bridgewater House
58-60 Whitworth Street
Manchester
M1 6LT

Agent (if used)

Mr Will Hannah
Turley
Transmission
6 Atherton Street
Manchester
M3 3GS

Part 1 – Particulars of the application/development

Proposal: Discharge of Conditions 14 (Fumes) and 24 (BREEAM) pursuant to Planning Permission 142591/JO/2025.

Location: John Dalton Building, Chester Street, Manchester, M1 5GD

Date of application: 4 February 2026

Application number: CDN/26/0113

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.

BREEAM

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

- o Covering Letter (Prepared by Turley; Dated 03/02/2026)
- o BREEAM UK Final Certificate (Dated 19/11/2025)
- o Man-Met Science and Engineering TM54 Operational Energy Report (Prepared by NG Bailey; Dated September 2025)

Stamped as received by the City Council as Local Planning Authority on 04/02/2026.

The submitted information is acceptable in relation to condition 24 only.

Condition 24 is now discharged on this basis.

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.

Fumes

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

- o Covering Letter (Prepared by Turley; Dated 03/02/2026)
- o Installation and Maintenance Service Manual for Air Handling Equipment (Prepared by Dalair; Dated May 2010)
- o Letter RE Proposal: Discharge of conditions 14b (Fumes verification) (Received 22/04/2026)
- o 05894 - 1338B-5PA-NB-ZZ-DR-A-290303 Rev P01: East Elevation - Fire Strategy New Build
- o 05894 - 1338B-5PA-NB-ZZ-DR-A-290300 Rev P01: North Elevation - Fire Strategy New Build
- o 05894 - 1338B-5PA-NB-ZZ-DR-A-290302 Rev P01: South Elevation - Fire Strategy Building
- o 05894 - 1338B-5PA-NB-ZZ-DR-A-290301 Rev P01: West Elevation - Fire Strategy New Build
- o 05894 - 1338B-5PA-EC-00-DR-A-290260 Rev P1: Fire Strategy Plan Energy Centre
- o 2355-2: Proposed Kitchen & FOH Layout
- o LONGAR Type 2 High Performance Premium Baffle Filter Specification
- o E220086H/2: MMU Science & Engineering
- o MMU Science & Engineering Technical Data (Prepared by Dalair; Dated 28/06/2022)
- o Site Photographs
- o 1338B-NGB-NB-00-DR-M-570003 Rev C03: Ventilation Ground Floor Sheet 3 of 4 (Received 22/04/2026)
- o 1338B-NGB-NB-00-DR-M-570004 Rev C04: Ventilation Ground Floor Sheet 4 of 4 (Received 22/04/2026)
- o 1338B-NGB-NB-01-DR-M-570003 Rev C03: Ventilation First Floor Sheet 3 of 4 (Received 22/04/2026)
- o 1338B-NGB-NB-07-DR-M-570001 Rev C04: Ventilation Seventh Floor Sheet 1 of 4 (Received 22/04/2026)
- o 1338B-NGB-NB-07-DR-M-570003 Rev C04: Ventilation Seventh Floor Sheet 3 of 4 (Received 22/04/2026)

Stamped as received by the City Council as Local Planning Authority on 04/02/2026, unless specified otherwise.

The submitted information was submitted with not sufficient time to allow for its review by statutory consultees. Therefore, the submitted information cannot be confirmed to be acceptable and must thereby be refused.

Condition 14 is still not discharged.

Date: 29 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 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.