

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of condition 18 (Fumes) pursuant to planning permission 143415/JO/2025

Location:

4 Angel Square Corporation Street Noma Manchester M4 4DU

Application reference:

CDN/26/0251

Applicant:

Bank of New York Mellon Corporation

Date of application:

17 March 2026

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 18 (fume)

Condition 18 can hereby be considered to be discharged provided that the fume extraction is installed and maintained fully in accordance with the following information:

The fan equipment schedule referenced BNYM-CWC-XX-XX-SH-ME-000009 prepared by CWC

The Equipment and Loadings Schedule prepared by RDA

The drawings referenced BNYM-CWC-XX-ZZ-SC-ME-570007 Rev P01

The proposed air handling schedule referenced BNYM-CWC-XX-XX-SH-ME-000004 prepared by CWC

The drawing referenced P26326 KVT-26326-01 Rev P03

received by the City Council as local planning authority on 20 May 2026

The drawings referenced BAC-13020C2 Rev A, BAC-13020C1 Rev A, BAC-13020C3 Rev A, BNY-BHE-ZZ-RF-DR-M-6000 Rev P02, BNYM-TPB-ZZ-00-DR-ID-201001 Rev C01, BNYM-TPB-ZZ-00-DR-ID-201001 Rev C1, BNYM-TPB-ZZ-00-DR-ID-201001 Rev C1, BNYM-TPB-ZZ-00-DR-ID-201001 Rev C1, BNYM-TPB-ZZ-00-DR-ID-201001 Rev C01, BNYM-TPB-ZZ-06-DR-ID-201001 Rev C1, BNYM-TPB-ZZ-06-DR-ID-201001 Rev C1, BNYM-CCC-ZZ-06-DR-CA-100001 Rev P01, BNYM-CCC-ZZ-06-DR-CA-200001 Rev P01, BNYM-CCC-ZZ-06-DR-CA-300047, BNYM-TPB-ZZ-10-DR-ID-201110 Rev C01, BNYM-TPB-ZZ-10-DR-ID-201110 Rev C01, BNYM-TPB-ZZ-10-DR-ID-201110 Rev C1, BNYM-CCC-ZZ-10-DR-CA-000004 Rev C1, BNYM-CCC-ZZ-10-DR-CA-000005 Rev C1, BNYM-CWC-XX-06-DR-ME-570001 Rev C1, BNYM-RDA-XX-06-DR-CA-106000 Rev C01, BNYM-TBP-ZZ-06-DR-ID-201001 Rev C01

The Mechanical Service Schedule - L06

received by the City Council as local planning authority on 17 March 2026

Date: 09 June 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-decision. 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.