

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (CMP) (Phase 2) and 4 (Materials) (Phase 2) and 9b (Noise) (Phase 1) attached to planning permission 143177/JO/2025.

Location:

Bonded Warehouse 18 Lower Byrom Street Manchester M3 4AP

Application reference:

CDN/26/0264

Applicant:

All Studio Holdings Limited

Date of application:

20 March 2026

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.

Noise

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Planning condition 9 discharge report – Operational noise egress 026283-R01-C, dated 27 January 2026, produced by Sandy Brown

The development shall be carried out in accordance with the above.

Condition 9b is discharged solely in relation to phase one of the development.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

CMP

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Construction Management Plan Discharge of Condition 3 (Ref: 143177/JO/2025)
The Stables, Bonded Warehouse
- Proposed Traffic Management Plan N ST2-(00)-103

The traffic and pedestrian management plan to support the Construction Management Plan does not show if there are closures required, if there is a diversion or what effect there is on the usual flow of traffic and does not show the effect on pedestrian movement. There is actually a structure currently in place where the line of pedestrian movement is shown, which would block/prevent their movement - this needs clarifying.

Condition 3 is therefore not formally discharged in relation to Phase 2.

Materials

The following information has been submitted for consideration in respect of this planning condition, received by the City Council as the Local Planning Authority:

- Stone paving is acceptable provided it matches the ones shown on site
- Brick slips samples were considered acceptable
- A special brick to return the brickwork into the reveal to avoid a cut and glued brick and a sample is still required
- A sample of a blue/black engineering brick and the chamfered detail is still required
- Sample of the proposed external light is still required

As the 12 week fee return deadline for this Discharge of Condition application is approaching and information is still outstanding, a decision has had to be issued in this case.

Condition 4 is therefore not formally discharged in relation to Phase 2.

Date: 12 June 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

