

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 (Materials), 4 (CMP), 5 (Noise), 6 (Plant), 7 (Air Quality), and 8 (Waste Management) attached to Planning Permission 144351/FO/2025.

Location:

Globe House 30 Southall Street Manchester M3 1LG

Application reference:

CDN/26/0315

Applicant:

Mr Gary Macarthur

Date of application:

01 April 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.

CMP

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

- Construction Phase Plan (Dated 30/11/2023)

Received by the City Council as Local Planning Authority on 01/04/2026.

The information provided does not include sufficient detail on noise limits and dust suppression methods. Notwithstanding this, it is noted that the development has been implemented. No further action will be taken in regard to this condition.

Air Quality

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

- Air Quality Assessment (Prepared by NoiseAir; Report reference P6944-R1-V1; Dated 08/12/2023)

Received by the City Council as Local Planning Authority on 01/04/2026.

The submitted information is acceptable in relation to condition 7 only. To fully comply with the requirements of the condition, the approved measures shall be adhered to and be implemented as part of the development.

Condition 7 is now discharged on this basis.

Waste Management

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

- A031.2_P(00)004: Waste Plan
- Letter: Information to Discharge Condition 8 (Prepared by Footprint Design; Dated 01/06/2026)

Received by the City Council as Local Planning Authority on 01/06/2026.

The submitted information is acceptable in relation to condition 8 only. To fully comply with the requirements of the condition, the approved measures shall be adhered to and be implemented as part of the development.

Condition 8 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** for the reason(s) set out below.

Materials

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

- Covering Letter – Condition 3 – Brick Specification (Prepared by Footprint Design; Dated 01/06/2026)
- Site photographs – Development as built

Received by the City Council as Local Planning Authority on 01/06/2026.

The submitted information does not comply with the development as approved and does not include technical information on the windows and door now installed on the application property. Therefore, the information is insufficient and does not meet the requirements of condition 3 and must thereby be refused.

Condition 3 is still not discharged.

Acoustics

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

- Verification of Internal Noise Levels (Prepared by ADC Acoustics; Report Reference ARR/C/3565.02B; Dated 17/05/2024)

Received by the City Council as Local Planning Authority on 01/04/2026.

The submitted information is an acoustic verification report prepared in relation to a previous application on site. Therefore, the information is insufficient and does not meet the requirements of condition 5 and must thereby be refused.

Condition 5 is still not discharged.

Plant Acoustics

No information has been submitted in respect of this planning condition.

In light of this it cannot be confirmed that the development complies with the requirements of condition 6 and must thereby be refused.

Condition 6 is still not discharged.

Date: 24 June 2026

Signed:



Julie Roscoe

Director of Planning, Building Control & Licensing

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

