MANCHESTER CITY COUNCIL

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 planning conditions 4 (Local Labour), 5 (Archaeology), 7b (Ground Conditions - Validation), 13 (Drainage Management), 14a (Landscaping), 17a (Noise Plant), 24 (Lighting Scheme), 28 (Bird and Bat Boxes), 29 (Local Labour), 33 (Secured by Design), 36 (Public Realm), 37 (TV Reception) and 40 (Wind) attached to Planning Permission 139059/JO/2024

Location:

325 Deansgate Manchester M3 4LQ

Application reference:

OTH-2026-000032

Applicant:

Jedi Deansgate Ltd

Date of application:

27 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.

Local Labour

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

Document: Local Labour Recruitment Table

Document: Completed Local Labour Proposal and Reporting Table

All stamped as received by the City Council as Local Planning Authority on the 27 April 2026.

The above information has been considered and is acceptable with respect to part (b). Condition 4 is now formally discharged.

Archaeology

The following information has been submitted with respect to this condition:

- Document: Archaeological Evaluation, 325 Deansgate (Received 27 April 2026)

The above information has been considered and is acceptable. Condition 5 is now formally discharged.

Plant Noise

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

- Document: Acoustic Assessment, prepared by Acoustic Consultants Ltd. (Received 1 July 2026)
- Drawing: 0371-ELK-XX-RF-DR-M-650-460 (Received 27 April 2026)
- Drawing: 0371-ELK-XX-RF-DR-M-650-410 (Received 27 April 2026)
- Document: Kitchen Extraction Product Specification MPC 560 D4 T40 (Received 27 April 2026)
- Document: AHU-RF-01 (Received 27 April 2026)
- Document: AHU-RF-02 (Received 27 April 2026)

The above information has been considered and is acceptable in respect of part (a). The works can commence in line with the above document.

Lighting

On the basis that no external lighting is proposed, no further action is required

Bat and Bird Boxes

The following information has been submitted with respect to this condition:

Document: Wildcare Schwegler Sparrow Terrace Product Specification

Drawing: Bird Box Location

The above information has been considered and is acceptable. Condition 28 is now formally discharged.

Local Labour End Use

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

- Document: Local Benefit Proposal 125804/FO/2019

Stamped as received by the City Council, as Local Planning Authority, the 27th April 2026.

The above information has been considered and is acceptable in respect of part (a).

In order to discharge this condition in full, part (b) is required to be complied with.

Secured By Design

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

- Secured by Design Certificate

Stamped as received by the City Council, as Local Planning Authority, on the 27 April 2026.

TV Reception

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

- Document: TV Reception Survey Report, prepared by SCS Technologies Ltd

Stamped as received by the City Council, as Local Planning Authority, the 27 April 2026.

The above information has been considered and is acceptable. Condition 37 is now formally discharged.

Wind

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

Document: Wind Microclimate Assessment Report

The above information has been considered and is acceptable. No wind mitigation measures are required.

Condition 40 is formally discharged.

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.

Ground Conditions

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

- Document: Covering Letter (Received 27 April 2026)

The above information was deemed inadequate, additional details were requested in the form of verification report. These documents were not submitted in time for formal review. Condition 7 is not formally discharged.

Drainage Management

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

- Drawing: DEA-EOC-XX-XX-RP-S-2001
- Document: CCTV Inspector Report, prepare by Metro Rod

All stamped as received by the City Council, as Local Planning Authority, the 27 April 2026.

A request was made for further evidence of implementation on 29 June 2026 but this has not yet been produced.

Condition 13 is not formally discharged.

Landscaping

The following information as been submitted in respect to this planning condition:

- Drawing: 2013-PLA-XX-DS-DR-L-0002 (Received 27 April 2026)
- Correspondence: Public Realm and Landscaping (June 30 2026)

This information was deemed insufficient. Condition 14 is not formally discharged.

Public Realm

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

- Drawing: 2013-PLA-XX-DS-DR-L-0002 (Received 27 April 2026)
- Correspondence: Public Realm and Landscaping (June 30 2026)
- Document: Covering Letter

This information has been reviewed and deemed insufficient. Further evidence and information of public realm works is required. Condition 36 is not formally discharged.

Date: 16 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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