MANCHESTER CITY COUNCIL

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 Conditions 6a (Noise) 8 (Air Quality), 10 (Cycle Storage) and 13a (Local Benefit) attached to Planning Permission 144428/JO/2025.

Location:

1-3, York Street , Manchester, M2 2AW

Application reference:

OTH-2026-000512

Applicant:

Mitchells & Butlers Retail Limited

Date of application:

28 May 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.

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:

- New Plant/Equipment Noise Assessment, prepared by Hepworth Acoustics.
- Written confirmation from the agent that there is no kitchen as part of the hotel development, that the hotel will be in conjunction with Brown's restaurant below, where hotel guests can have their breakfast and meals there should they wish.

The above information submitted has been considered and is acceptable.

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

Condition 6a is now discharged.

Air Quality

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

- Air Quality Exposure Assessment, prepared by Redmore Environmental.

The above information submitted has been considered and is acceptable.

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

Condition 8 is now discharged.

Cycle Storage

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

- Drawing No. AD08 Cycle Parking Layout, prepared by Allison Pike Architects & Designers.

The above information submitted has been considered and is acceptable.

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

Condition 10 is now discharged.

Local Benefit

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

- Local Benefit Proposal, prepared by MAB.

The above information submitted has been considered and is acceptable.

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

Condition 13a is now discharged.

Date: 20 August 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.