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 3 (Materials), 5 (Sections of Internal Fit Out), 6 (M&E) and 7 (Finishes) attached to Listed Building Consent 143178/JO/2025.

Location:

Bonded Warehouse
18 Lower Byrom Street
Manchester
M3 4AP

Application reference:

CDN/26/0241

Applicant:

All Studio Holdings Limited

Date of application:

12 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.

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:

- York Stone to match York Stone installed in adjacent Stables Tavern, photograph shown in Covering Letter
- 65mm Barnhouse Blend red brick, sample viewed on site by Planning Officer and Conservation Officer, with a blend of some lighter bricks
- Drawing 26-005-PL-EL-02 and black engineered brick sample viewed on site by Planning Officer and Conservation Officer as a base material, to be tinted to match the black bricks on the external wall along Grape Street (as shown in the covering letter)
- Water based heritage green paint will be painted on to external windows, to match the Bonded Warehouse
- External wall light as shown on page 8 of the covering letter

The above information submitted has been considered and is acceptable.

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

Condition 3 is now discharged.

x sections thro internal fitout

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 ref 2-(42)-200 A (Proposed GF Wall Finishes Plan)
- British Gypsum DriLyner specification sheet.

The above information submitted has been considered and is acceptable.

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

Condition 5 is now discharged.

M&E

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 ref. ST2-(61)-200 A (Proposed GF Lighting Plan)

The above information submitted has been considered and is acceptable.

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

Condition 6 is now discharged.

Finishes

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

- ST2-(42)-200 A (Proposed GF Wall Finishes Plan)
- ST2-(43)-200 A (Proposed GF Floor Finishes Plan)
- ST2-(44)-200 A (Proposed GF Ceiling Finishes Plan)

The above information submitted has been considered and is acceptable.

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

Condition 7 is now discharged.

Date: 27 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.