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 (Fumes), 7 (Refuse), 14 (Secured by Design) and 19 (Bats) pursuant to Planning Permission 144428/JO/2025.

Location:

1-3 York Street Manchester M2 2AW

Application reference:

CDN/26/0109

Applicant:

Mitchells & Butlers Retail Ltd

Date of application:

03 February 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.

Fumes

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

- Confirmation provided in the covering letter that the hotel does not have a kitchen or bar, with breakfast and guest meals being served in the existing Browns Restaurant and Bar that occupies the ground floor of the building and which will be operated in conjunction with the hotel. Accordingly, no fumes, vapours or odours will be created or need to be extracted as part of this development.

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.

Waste

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 MAB46 AP100 REV A: Proposed Bin Store Layout
- Confirmation on the waste bin numbers and collection as:
    - 2x1100 General Waste bins – collected Monday, Wednesday & Friday
    - 2x1000 Cardboard Bins – collected Monday, Wednesday & Friday
    - 2x240 Plastic & Can Bins – collected on Mondays
    - 4x240 Food Bins – collected Monday & Thursdays
    - 2x240 Glass Bins – collected Monday & Fridays

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.

Secured by Design

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

- Security Needs Assessment
- Security Needs Assessment Letter

The above information submitted has been considered and is acceptable. The development shall now be carried out in accordance with the above.

Condition 14 is now discharged.

Bats

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

- Preliminary Bat Roost Assessment (PRA) Report, dated July 2025.

The building was found to have negligible-low bat roosting potential. No further surveys were recommended but as a precaution, mitigation measures are proposed, including that precautionary working measures are adopted and works are undertaken under the term of a non-licensed method statement and supervised by a licensed ecologist as considered necessary.

Providing these measures are adhered to, the above information submitted has been considered and it is accepted that no further surveys or a licence is required and that development could commence in accordance with Option 3 of the condition. The development shall now be carried out in accordance with the above.

Nevertheless, the applicant is reminded that if a bat is found during the works, all work should cease immediately, and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.

Condition 19 is now discharged.

Date: 04 September 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.