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 Condition 9 (Materials)  in relation to Planning Permission 137399/FO/2023.

**Location:**

Land bounded by Upper Brook Street, Cottenham Street & Kincardine Road Manchester M13 9TD

**Application reference:**

OTH-2026-000614

**Applicant:**

Kadans Science Partner 8 UK Limited

**Date of application:**

08 June 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.

**Condition 9 Materials**

The following information has been submitted in respect of this planning condition. An inspection of a materials panel has also been undertaken.

UBS-CLK-ZZ-ZZ-D-X-000001_VMU - Part Elevation and Partial SectionsA4 - Authorised MSCC020 UBS-CLK-ZZ-ZZ-D-X-000001_VMU - Part Elevation and Partial SectionsA4 - Authorised MSCC020 UBS-CLK-ZZ-ZZ-D-X-000100_VMU - Vertical Section Detail - Bottom GRC to Glass A4 - Authorised MSCC020 UBS-CLK-ZZ-ZZ-D-X-000100_VMU - Vertical Section Detail - Bottom GRC to Glass A4 - Authorised MSCC022 UBS-CLK-ZZ-ZZ-D-X-000101_VMU - Vertical Section Detail - Middle GRC to Corrugated Panel_A4 - Authorised MSCC020 UBS-CLK-ZZ-ZZ-D-X-000101_VMU - Vertical Section Detail - Middle GRC to Corrugated Panel_A4 - Authorised MSCC020 UBS-CLK-ZZ-ZZ-D-X-000102_VMU - Vertical Section Detail - Top GRC to Perforated Panel_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000102_VMU - Vertical Section Detail - Top GRC to Perforated Panel_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000103_VMU - Vertical Section Detail - Bottom GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000103_VMU - Vertical Section Detail - Bottom GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000104_VMU - Vertical Section Detail - Middle GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_1 UBS-CLK-ZZ-ZZ-D-X-000104_VMU - Vertical Section Detail - Middle GRC to Aluminium Solid Panel_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000105_VMU - Vertical Section Detail - Top GRC to Aluminium Soild Panel_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000105_VMU - Vertical Section Detail - Top GRC to Aluminium Soild Panel_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000106_VMU - Horizontal Section Detail - Aluminium Solid Panel to Glass_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000106_VMU - Horizontal Section Detail - Aluminium Solid Panel to Glass_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000107_VMU - Horizontal Section Detail - Solid Panel to Corrugated Panel_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000107_VMU - Horizontal Section Detail - Solid Panel to Corrugated Panel_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000107_VMU - Horizontal Section Detail - Solid Panel to Corrugated Panel_A4 - Authorised (MSC)_C02_3 UBS-CLK-ZZ-ZZ-D-X-000108_VMU - Horizontal Section Detail - GRC to Unit_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000108_VMU - Horizontal Section Detail - GRC to Unit_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000109_VMU - Horizontal Section Detail - Solid Panel to Perforated Panel_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000109_VMU - Horizontal Section Detail - Solid Panel to Perforated Panel_A4 - Authorised (MSC)_C02_2 ashtonhale.co.uk UBS-CLK-ZZ-ZZ-D-X-000109_VMU - Horizontal Section Detail - Solid Panel to Perforated Panel_A4 - Authorised (MSC)_C02_3 UBS-CLK-ZZ-ZZ-D-X-000110_VMU - Horizontal Section Detail - Aluminium Solid Panel to Jamb_A4 - Authorised (MSC)_C02_0 UBS-CLK-ZZ-ZZ-D-X-000110_VMU - Horizontal Section Detail - Aluminium Solid Panel to Jamb_A4 - Authorised (MSC)_C02_2 UBS-CLK-ZZ-ZZ-D-X-000110_VMU - Horizontal Section Detail - Aluminium Solid Panel to Jamb_A4 - Authorised (MSC)_C02_3 UBS-CLK-ZZ-ZZ-D-X-000111_VMU Steel Support G.A. and Details - Sh 1 of 3_A3 - Authorised (MSC)_P01_1 UBS-CLK-ZZ-ZZ-D-X-000111_VMU Steel Support G.A. and Details - Sh 1 of 3_A3 - Authorised (MSC)_P01_2 UBS-CLK-ZZ-ZZ-D-X-000112_VMU Steel Support G.A. and Details - Sh 2 of 3_A3 - Authorised (MSC)_P01_0 UBS-CLK-ZZ-ZZ-D-X-000112_VMU Steel Support G.A. and Details - Sh 2 of 3_A3 - Authorised (MSC)_P01_2 UBS-CLK-ZZ-ZZ-D-X-000113_VMU Steel Support G.A. and Details - Sh 3 of 3_A3 - Authorised (MSC)_P01_1 UBS-CLK-ZZ-ZZ-D-X-000113_VMU Steel Support G.A. and Details - Sh 3 of 3_A3 - Authorised (MSC)_P01_2 UBS-CLK-ZZ-ZZ-D-X-000114_VMU - Horizontal Section Detail GRC to Steel Frame_B2 - Authorised (MSC)_P02_0 UBS-CLK-ZZ-ZZ-D-X-000114_VMU - Horizontal Section Detail GRC to Steel Frame_B2 - Authorised (MSC)_P02_2 UBS-CLK-ZZ-ZZ-D-X-000115_VMU - Vertical

Section Detail GRC to Steel Frame_A2 - Authorised (MSC)_P02_0 UBS-CLK-ZZ-ZZ-D-X-000115_VMU - Vertical Section Detail GRC to Steel Frame_A2 - Authorised (MSC)_P02_2 UBS-CLK-ZZ-ZZ-T-X-000012 UBS-CLK-ZZ-ZZ-T-X-001008 UBS-SRA-XX-XX-SP-A-08011 UBS-SRA-XX-XX-SP-A-26031 - Z31 UBS-SRA-XX-XX-SP-A-26033- Z33

Received by the City Council, as Local Planning Authority, on the 17 June 2026

The above information has been considered and is acceptable. The life sciences element shall be carried out in accordance with the above information.

Condition 9 is now formally discharged in respect of the life sciences element only.

Date: 14 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.