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 7 (Plant, M&E, Ductwork, Cable Trays and Servicing) attached to Listed Building Consent 145212/LO/2026.

Location:

77 Mosley Street Manchester M2 3HR

Application reference:

OTH-2026-000764

Applicant:

Joe & The Juice Joe and the Juice Uk Ltd

Date of application:

23 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 7 (Plant, M&E, Ductwork, Cable Trays and Servicing)

The following information has been submitted to Manchester City Council as Local Planning Authority pursuant to the discharge of Condition 7 (Plant, M&E, Ductwork, Cable Trays and Servicing) attached to Listed Building Consent 145212/LO/2026 on 23/06/2026:

Documents

- Covering Letter

Drawings referenced:

- 7042-03.3 Revision J
- 7042-08.1 Revision J
- 7042-08.2 Revision J
- 7042-08.3 Revision J
- 7042-08.4 Revision J
- 7042-08.7 Revision J

During the course of Listed Building Consent application 145212/LO/2026, Plant, M&E, Ductwork, Cable Trays and Servicing had been installed prior to the determination of that application. The approved documents thereafter included amendments to rationalise the then installed equipment, including concentrating the runs of equipment into three centralised runs, relocation of cable trays behind ducting, and single plat cable tray design. Condition 7 was attached to the decision notice requiring final details, including samples.

Notwithstanding that the details of this condition required submission of further information prior to installation, it is noted that the Plant, M&E, Ductwork, Cable Trays and Servicing were again installed prior to the submission of the application and have been observed on site from at least 16/07/2026. Equipment had been concentrated into three runs and cable trays were relocated in accordance with the permission, however cable trays were not single plat and overextended on the central run.

Upon consideration of the as-installed perforated cable trays, it is considered that there is some resonance with the light and shadow of the decorative ceiling elements and that this is on balance acceptable. The applicant was however informed that the central cable run should be trimmed back to neaten the finish, that they would need to provide a timeline/programme for implementation, and that as the works have taken place prior to the discharge of the condition, the Local Planning Authority would consider the partial charge of the condition on the basis of the above, as well as upon agreement that the Council will be called to site upon completion of these works within the 6-week period to inspect the works, with a full discharge to be undertaken should the quality of the works be acceptable. The applicant confirmed this in Correspondence RE: Rectification Works received 11/09/2026.

Therefore on the basis of the above documentation submitted 23/06/2026, as well as Correspondence received 11/09/2026, and on the understanding that the as-installed cable

tray is to be trimmed back by a date within 6 weeks from the partial discharge of this condition , and that the Local Planning Authority will be called to site for inspection of the quality of the works, the condition is partially discharged.

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.