MANCHESTER CITY COUNCIL

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 3 (Materials), 33 (Landscaping and Highways) and 34a (Noise Hotel use) attached to Planning Permission 135662/FO/2022.

Location:

Laystall Street/ Great Ancoats Street Manchester M4 6DE

Application reference:

OTH-2026-001102

Applicant:

Ancoats Manchester Ltd

Date of application:

21 July 2026

Part 2 – Particulars of decision (a)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **approved** in accordance with the information set out below.

Landscaping and Highways (Programme)

On the basis of the following:

Laystall Street - Planning Condition 33 Programme

the condition is discharged

Part (a) Noise Hotel use

On the basis of implementation in accordance with the following:

RIBA Stage 4+ Acoustic Design Advise (dated 15/07/2026) NP-013041-2

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Materials

Whilst the AF&F Construction Ltd Quality Control Statement, Laystall Street Circular Economy: Material Efficiency & Functional Adaptability (Dated: 12/02/26) and Dwg LAY-CFL-00-DR-1000.pdf Visual Mock Up Elevations are acceptable the Programme and Base Materials have not been agreed.

On this basis the condition is not discharged.

Date: 25 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA