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 4 (Materials) attached to Planning Permission 143714/FO/2025.

Location:

The Hive 47-51 Lever Street Manchester M1 1FN

Application reference:

OTH-2026-000802

Applicant:

Grosvenor OEI Limited

Date of application:

25 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 4 (Materials to be Approved)

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

- Section showing the fixing detail of the edges of the mesh screen on Lever Street
- External Façade Modifications Method Statement
- Products specified in drawings L1611_T01 – Lever Street Screen – Details and L1610_T02 – Detail Elevation – Section
- Thermcord3 technical drawing
- TK35 FAAC Frame System - AS3010 Sliding Door section
- Confirmation in the accompanying covering letter that the extended plant screen is no longer being extended therefore this is no longer applicable.
- Sample of United Anodisers colour 100A Natural
- 9587- X & Why Manchester - 001
- 9587- X & Why Manchester – 002
- 9587- X & Why Manchester – 003
- 9587- X & Why Manchester – 004
- Risk Assessment – External Painting Works
- Stii Brochure

The above information submitted has been considered and is acceptable.

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

Both parts of Condition 4 are now fully discharged.

Date: 02 October 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.