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 5 (Lightning Protection Conductor Cable) and 8 (Sample of Cast Iron Brick Vents) attached to Planning Permission 143607/JO/2025.

Location:

466-472 Moss Lane East Manchester M14 4PJ

Application reference:

OTH-2026-001401

Applicant:

Alumno Group

Date of application:

20 August 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.

Condition no. 8 (Sample of Cast Iron Brick Vents)

The content of the letter from the planning agent dated 20th August 2026 confirming that the proposed works do not include the installation of any new cast iron brick vents, and that the scheme retains and reuses the existing vents within the listed building, with no new vents being introduced and no alterations proposed to the existing openings has been noted.

On the basis of the confirmation referenced above no further action is required in relation to the discharge of condition no.8.

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.

Condition no. 5 (Lightning Protection Conductor Cable)

The content of the following documentation and plans has been reviewed.

- Lightning Protection Risk Management report ref: E17351L dated 04.06.2026

- Proposed Lightning Protection Details plan ref: L047-SHA-ZZ-ZZ-D-E-690001 rev. C01

- Historic England document in relation to Lightning Protection

- Ground Floor - Proposed Lightning Protection Layout plan ref. L047-SHA-69-ZZ.GF-D-E-690001 rev. C01

-Roof Level - Proposed Lightning Protection Layout plan ref. L047-SHA-69-ZZ.RF-D-E-690001-rev. C01

It is considered that insufficient information has been provided for consideration to enable the discharge of condition no.5. The method of fixing of the lightning protection tape on the two locations to the front façade referenced on plan ref L047-SHA-69-ZZ.ZZ-D-E-690001 rev. C01 needs to be clarified, and also shown on elevation.

Date: 29 October 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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