

**Planning**

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Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

1

Suffix

Property Name

Address Line 1

Adair Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M1 2NQ

Description of site location must be completed if postcode is not known:

Easting (x)

385331

Northing (y)

398026

Description

Vacant site bounded by Adair Street and Great Ancoat Street, Manchester

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Wilmot

Company Name

Capital and Centric (Resurrection) Limited

Address

Address line 1

Phoenix Building

Address line 2

72 Chapeltown Street

Address line 3

Town/City

Manchester

Country

United Kingdom

Postcode

M1 2EY

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing building and erection of a 13 / part 14 (plant level) storey building to create a 275-bedroom hotel (Class C1) use.

Reference number

122599/FO/2019

Date of decision (date must be pre-application submission)

23/09/2019

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions 7b, 10, 12, 13b, and 16.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

13/07/2020

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
☐ No

If Yes, please indicate which part of the condition your application relates to

Conditions 7b, 13b

Discharge of Conditions

Planning condition 7b

Within one month prior to construction work being completed, a detailed report which considers the information and outcomes about local labour recruitment.

- Local Benefit and Social Value Report.pdf

Planning condition 10

No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority.

- (a) A verification report providing photographic evidence of construction as per design drawings;
 - (b) As-built construction drawings if different from design construction drawings;
 - (c) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.
- SUDS verification report.pdf
 - Drainage manhole and pipe schedule - 63048-ARP-XX-XX-DR-D-5002-C04.pdf
 - Drainage Maintenance Plan - REP-CD-002 - RevA.pdf
 - Drainage layout - 63048-ARP-XX-XX-DR-D-5001-C05.pdf
 - CCTV Drainage Survey Report.pdf

Planning condition 12

Prior to occupation of the development a scheme for the acoustic insulation of any externally mounted ancillary equipment associated with the hotel shall be submitted and approved in writing by the City Council as Local Planning Authority to ensure that it achieves a background noise level of 5dB below the existing background (La90) at the nearest noise sensitive location shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the equipment.

- Planning Condition 12 - Acoustic Validation Memorandum.pdf

Planning condition 13b

Prior to occupation a post completion report to verify that all of the recommended mitigation measures have been installed and effectively mitigate any potential adverse noise impacts in adjacent residential accommodation arising directly from the proposed development shall be submitted and agreed in writing by the City Council as local planning authority. Prior to occupation any non-compliance shall be suitably mitigated in accordance with an agreed scheme.

- Planning Condition 13b - Acoustic Validation Memorandum.pdf

Planning condition 16

The development shall be carried out in accordance with sections 3, 4 and 5 of the Crime Impact Statement Version A dated 22-10-18. The development shall only be carried out in accordance with these approved details. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a secured by design accreditation.

- SBD Silver Award Certificate.pdf

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Keith Hamilton

Date

20/04/2022