



Planning

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Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	Land at Portugal Street East
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 2WX
Description of site location must be completed if postcode is not known:	
Easting (x)	385159
Northing (y)	397893
Description	

Land bounded by Adair Street to the South-East, Portugal Street East to the South-West, the Piccadilly - Ashton-Under-Lyne Metrolink line and Longacre Street to the North and North-West, and warehousing situated between Longacre Street and Heyrod Street to the North-East, within the Piccadilly area in Manchester City Centre.

2. Applicant Details

Title	Mr
First name	Jon
Surname	White
Company name	Olympian Homes
Address line 1	85 Buckingham Gate
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	SW1E 6PD
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Matt
Surname	Grindey
Company name	DAY Architectural
Address line 1	77 Deansgate
Address line 2	
Address line 3	
Town/city	Manchester
Country	
Postcode	M3 2BW
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

Reference number	
121099/FO/2018	
Date of decision (date must be pre-application submission)	16/03/2021
Please state the condition number(s) to which this application relates	
Condition number(s)	

4. Description of the Proposal

34

Has the development already started?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Submitted Bat Inspection Report by ERAP (Consultant Ecologists) Ltd carried out in June 2020.

Within the committee report for the full application 121099/FO/2018, the Greater Manchester Ecology Group commented:

'Have no objections and note that no significant ecological constraints have been identified. There was no evidence of bats and on this basis, no further information or measures are required other than a need to resurvey should development not come forward before April 2020. An informative should remind the applicants of their obligations under the Habitat Regulation.'

To clarify, April 2020 was 2 years after the last bat survey was completed. This updated bat survey was carried out in June 2020 and should therefore be valid for 2 years from completion (June 2022).

7. 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

8. Pre-application Advice

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

☐ Yes ☒ No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the 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 opinions of the person(s) giving them. ☒

Date (cannot be pre-application)

01/11/2021