

Planning

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

Manchester M60 2LA

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	55
Suffix	
Property name	
Address line 1	Portland Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 3HP
Description of site location must be completed if postcode is not known:	
Easting (x)	384240
Northing (y)	397914
Description	

2. Applicant Details

Title	
First name	Will
Surname	Clarke
Company name	Property Alliance Group Ltd
Address line 1	Alliance House
Address line 2	Westpoint Enterprise Park
Address line 3	Clarence Avenue, Trafford Park
Town/city	Manchester,

2. Applicant Details

Country	UK
Postcode	M17 1QS
Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

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

Construction of a building of ground floor (including mezzanines) plus 16 upper storeys comprising a new hotel (Use Class C1), with ancillary uses at ground floor (bar, restaurant and public area, business suite), together with associated landscaping, servicing, cycle parking, and other associated works.

Reference number

119265/FO/2018

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

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

Condition number(s)

-1
-2
-3b: additional information requested by MCC
-4: condition submitted on 2019.03.11. We request formal discharge of this condition
-6: additional information requested by MCC
-8
-9: additional information requested by MCC
-10: condition submitted on 2019.05.13. We request formal discharge of this condition
-11
-14
-15a: condition submitted on 2019.03.11. We request formal discharge of this condition
-15b
-16
-17
-18
-19
-20
-21
-22
-23
-26
-27
-28

Has the development already started?

☒ Yes ☐ No

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

Has the development been completed?

☐ 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

Please refer to '7410-55 Portland Street- Discharge of planning conditions letter 066' where you can find a detailed list of information associated to each condition, together with previous submission dates.

7410-55 Portland Street- Discharge of planning conditions letter 06

CONDITION 1:

- Russell WBHO letter_ Planning condition 1

CONDITION 2:

- Russell WBHO letter_ Planning condition 2

CONDITION 3b: (additional information requested by MCC)

- 55 Portland Street validation report FINAL July 2021 comp S

CONDITION 4: (request for formal discharge of this condition)

- 7410-55 Portland Street-Discharge of condition 4

CONDITION 6: (additional information requested by MCC)

- 55 PS - CMP - Hours of Work Amended Condition 6

CONDITION 8:

- J000034-SMP01-REVc FULL REPORT

CONDITION 9: (additional information requested by MCC)

- 766_010_001_General Arrangement_Rev I
- 766_010_001_General Arrangement_Rev I_ INCLUDING SWEPT PATH
- 766_010_200_Site Clearance_Rev F
- 766_010_600_Excavation_Rev E
- 766_010_700_Proposed Pavement Details_Rev F
- 766_010_701_External works levels_Rev D
- 766_010_1100_Kerbing, Edging and Paved Areas_Rev G
- 766_010_1200_Traffic Signs and Road Markings_Rev G
- drawing issue register 22 June 2021
- MCC confirmation email

CONDITION 10: (request for formal discharge of this condition)

- Clayton Hotel 55 Portland St Manchester Sample Panel Approval Programme. 2019.10.09_ Inspection of sample panel constructed on site with Dave Rosco and Lucy Harrison

CONDITION 11:

- Russell WBHO letter_ Planning condition 11

CONDITION 14:

- 70048672-WSP-D-002-P17-Drainage layout-construction

CONDITION 15a: (request for formal discharge of this condition)

- 55 Portland Street Supplement for potential impact zone March 19

CONDITION 15b:

- 70048672-WSP-D-002-P17-Drainage layout-construction

CONDITION 16/17:

- 1019421-RPT-AS-001 Noise Impact Assessment

CONDITION 18:

- Clayton Manchester City Centre
- LRW_7684_L(70)_07C Refuse Store Layouts
- LRW_7684_L(70)_08B Refuse Store Elevations

CONDITION 19:

- pre occupancy flush

CONDITION 20:

- HOURS OF OPERATION

CONDITION 21:

- Russell WBHO letter_ Planning condition 21

CONDITION 22:

- 55 PS - DAILY DELIVERY SCHEDULE PORTLAND ST - Condition 22

CONDITION 23:

- 55 PS - Cycle Storage - Condition 23

CONDITION 26:

- ClaytonHotel-55-Portland-St-High-Level-Signs-Full-Set-Out-01-RevB-1
- Datasheet-EN-Powersources
- Datasheet-EN-EC21
- LRW_7684_L(00)_42 External Signage Elevations and Details

CONDITION 27:

- 55 PS - 2156-01-TP01d Travel Plan Condition 27

CONDITION 28:

- 55PS-proposed location of aerial
- siklu-etherhaul-2x00-series-datasheet

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First name

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

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)