



Planning

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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

Suffix

Property name

Address line 1

Address line 2

Address line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

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

3. Agent Details

Title	Mrs
First name	Emma
Surname	Sandham
Company name	Avison Young
Address line 1	Norfolk House
Address line 2	Norfolk Street
Address line 3	
Town/city	Manchester
Country	
Postcode	M2 1DW
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

Reconfiguration and refurbishment of John Dalton House, including new external facades, 2 storey roof top extension and associated change of use from office (Class B1) to form a 261 suite hotel (Class C1) with associated ground floor restaurant, basement gym (Class D2), partial retention of existing ground floor commercial uses in situ (Class A3), and provision of associated roof level plant, new lift cores, public realm works including the enhancement of Mulberry Square, new pedestrian entrances to the hotel at ground floor, other access and servicing arrangements and associated works. | John Dalton House 121 Deansgate Manchester M3 2AB

Reference number	119979/FO/2018
Date of decision (date must be pre-application submission)	24/08/2018
Please state the condition number(s) to which this application relates	

4. Description of the Proposal

Conditions 7, 24b and 25

Has the development already started?

☒ Yes ☐ No

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

01/01/2020

Has the development been completed?

☒ Yes ☐ No

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

01/08/2021

5. 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

24b "b) Assess the impact of the development on television signal reception within the potential impact area identified in (a) above within one month of the practical completion of the development and at any other time during the construction of the development if requested in writing by the City Council as local planning authority in response to identified television signal problems within the potential impact area. The study shall identify such measures necessary to maintain at least the pre-existing level of quality of signal reception identified in the survey carried out (a) above unless otherwise agreed in writing within the City Council as local planning authority. "

6. Discharge of Conditions

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

Secured by Design Accreditation Certificate (Condition 7)
TV Reception Impact Study (Condition 24b)
Supporting letter from Quartz (Condition 24b)
Approved specification provided by MEP consultant (Cundall) setting out requirements of ventilation strategy (Condition 25)
As built of roof (Condition 25)
Letter of conformity/sign-off provided by Cundall following final inspection of the works (Condition 25)
Covering letter from Quartz (Condition 25)

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)

12/10/2021