



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	Aytoun Building
Address line 1	Aytoun Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M1 3GH

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

Easting (x)	384530
Northing (y)	398083

Description

2. Applicant Details

Title	Other
First name	
Surname	Kulisz
Company name	Chapman Taylor
Address line 1	Aytoun Building, Aytoun Street
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	England
Postcode	M1 3GH
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Ms	
First name		Joanna
Surname	Kulisz	
Company name		Chapman Taylor
Address line 1	Chapman Taylor	
Address line 2		Bass Warehouse 4 Castle Street,
Address line 3	Castlefield	
Town/city		Manchester
Country		
Postcode	M3 4LZ	
Primary number		07887415975
Secondary number		
Fax number		
Email	jkulisz@chapmantaylor.com	

4. Description of the Proposal

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

Creation of approximately 478 residential units (160 x 1 bed and 318 x 2 bed) and commercial space comprising

(a) Conversion and extension of existing 12 storey building to 15 storeys (The Tower) comprising residential accommodation (Class C3 123 units) above ground and first floor (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only),

(b) Erection of 2 x 14-16 storey buildings (Blocks C and F comprising residential accommodation (Class C3 -136 units (C) and 209 units (F)) above ground and first floor (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure Gymnasium, indoor sport and recreation only), Building F and Tower to be linked by podium; and

(c) change of use of existing 1 storey building on stilts (The Bungalow) to (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only)

and hard and soft landscaping comprising central public square, commercial and retail

4. Description of the Proposal

terraces, private residents terrace and public/ private roof top gardens with car parking for 69 vehicles located at ground and first floor levels and associated works to facilitate servicing and access following demolition to existing teaching and library buildings

Reference number

03/06/2016

112034/FO/2016/C2

Date of decision (date must be preapplication submission)

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

Condition number(s)

Condition 24A

Has the development already started?

05/12/2016

☒ Yes ☐ No

If Yes, please state when the development was started (date must be preapplication 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

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

Condition 16 d, 16 f, 16 j, 16 k

16) Prior to the commencement of development a programmes for submission of final details of the public realm works as shown in dwg number A666 L901 Rev 01 shall be submitted and approved in writing by the City Council as Local Planning Authority to include an implementation timeframe and details of when the following details will be submitted:

...

(d) Details of measures to create potential opportunities to enhance and create new biodiversity within the development to include bat boxes and brick, bird boxes and appropriate planting;

...

(f) Details of external steps and handrails; and

...

(j) the detailed design solution for the canal edge and existing boundary wall, landscape

And boundary treatment to secure attractive views into and from the development of the canal.

(k) the provision of facilities to encourage boating activity in the area within the Development

6. Discharge of Conditions

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

Condition 16 d, 16 f, 16 j, 16 k

1703-EXA-00-ZZ-DR-L-900_rd – Kampus condition discharge – landscape design statement and set of supporting drawings:

1703-EXA-00-GF-DR-L-200

1703-EXA-00-GF-DR-L-201

1703-EXA-00-GF-DR-L-202

1703-EXA-00-GF-DR-L-203

1703-EXA-00-GF-DR-L-204

1703-EXA-00-GF-DR-L-500

1703-EXA-00-GF-DR-L-501

1703-EXA-00-GF-DR-L-502

1703-EXA-00-GF-DR-L-503

1703-EXA-00-GF-DR-L-504

1703-EXA-00-XX-RP-L-000

1703-EXA-00-ZZ-DR-L-101

1703-EXA-00-ZZ-DR-L-205

1703-EXA-00-ZZ-DR-L-506

1703-EXA-00-ZZ-DR-L-507

1703-EXA-00-ZZ-DR-L-508

1703-EXA-00-ZZ-DR-L-509

7. Site Visit

☒ Yes

No

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

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

If Other has been selected, please provide contact details:

Contact name:

Title

Mr

First name

Matthew

7. Site Visit

Surname

Hargreaves

Telephone number

07818 336676

Email address

mhargreaves@mountanvil.com

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

Ms

First name

Angela

Surname

Leckie

Reference

Date (Must be pre-application submission)

23/01/2020

Details of the pre-application advice received

Part of ongoing process to discharge planning conditions on Kampus scheme.

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 preapplication)

10/03/2021