MANCHESTER CITY COUNCIL
Planning
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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	11
Suffix	
Property name	
Address line 1	St James's Square
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M2 6DN

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

Easting (x)	383793
Northing (y)	398216

Description

2. Applicant Details

Title	
First name	
Surname	C/o agent
Company name	St James Estates Ltd
Address line 1	C/o agent
Address line 2	
Address line 3	
Town/city	C/o agent

2. Applicant Details

Country	
Postcode	LS11 0DL

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Fraser
Surname	Dann
Company name	WSP
Address line 1	3 White Rose Office Park
Address line 2	
Address line 3	
Town/city	Leeds
Country	
Postcode	LS11 0DL
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

Elevational alterations, to include replacement windows on second to fourth floors, alterations to existing curtain walling system at first floor to allow for openable windows, removal of glass roof and replacement with metal cladding, and installation of new and altered windows

Reference number

123025/FO/2019

Date of decision (date must be pre-application submission)	16/07/2019

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

Condition number(s)

5b

4. Description of the Proposal

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 01/10/2019

Has the development been completed? (●) Yes ( ) No

If Yes, please state when the development was completed (date must be pre-application submission): 01/02/2021

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

5b

6. Discharge of Conditions

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

Internal Noise Verification Report (March 2021 ref: 0007) prepared by Wardell Armstrong. Please see cover letter for further details.

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): 24/03/2020