MANCHESTER CITY COUNCIL
**Planning**
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planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

# Application for removal or variation of a condition following grant of planning permission. 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 | Redfern Building |
| Address line 1 | Redfern Street |
| Address line 2 | |
| Address line 3 | |
| Town/city | Manchester |
| Postcode | M4 4AH |

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

| | |
|---|---|
| Easting (x) | 384151 |
| Northing (y) | 398939 |

Description

## 2. Applicant Details

| | |
|---|---|
| Title | |
| First name | |
| Surname | . |
| Company name | NOMA (GP) Ltd |
| Address line 1 | c/o Agent |
| Address line 2 | n/a |
| Address line 3 | n/a |
| Town/city | |

## 2. Applicant Details

| | |
|---|---|
| Country | |
| Postcode | n/a |

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 | Katie |
| Surname | Wray |
| Company name | Deloitte Real Estate |
| Address line 1 | 2 Hardman Street |
| Address line 2 | |
| Address line 3 | |
| Town/city | Manchester |
| Country | |
| Postcode | M3 3HF |
| 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

Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refubishment of B1 offices above and provision of cycle storage and showers, and bin storage along with external works relating to the reuse and refurbishment of the building including works to the windows and elevations (replacement of non-original timber and refurbishment of steel), creation of new shopfronts to Sadler's Yard and Mayes Street elevations, creation of an amenity terrace at roof level including external alterations to facilitate a new doorway, introduction of external plant and screen at roof level and associated works.

Listed Building Consent for internal and external alterations including replacement of non-original timber windows and refurbishment of steel windows; elevation works including the creation of new shopfronts to Sadler's Yard and Mayes Street elevations, the opening up of a new doorway at roof level; partial removal of floor at Level 2 to facilitate the creation of a double-height retail unit; installation of an office accommodation stair between Levels 6 and 7; repair of existing stair and lobby areas; installation of new rooftop plant and screen; and associated works all associated with Change of use at Levels 1 and 2 from B1 office use to A1 (shop) or A3 (restaurant and café) or A4 (Drinking Establishment) (Unit 1), A4 (Drinking Establishment) (Unit 2) and A1 (shop), A4 (Drinking Establishment), B1 (office and workshop), D1 (exhibition space) and D2 (assembly and leisure) (Sui Generis) use, retention and refubishment of B1 offices above.

Reference number

121290/FO/2018
121291/LO/2018

## 4. Description of the Proposal

Date of decision (date must be pre-application submission): 04/01/2019

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

Condition number(s)

2, 3

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

If Yes, please state when the development was started (date must be pre-application submission): 01/03/2019

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

## 5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Please see cover letter

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please see cover letter

## 6. 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

## 7. 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

Ongoing discussions with Angela and Paul Mason to agree design development items. Please see cover letter for further information

## 8. Ownership Certificates and Agricultural Land Declaration

**CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14**

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding****

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.**

Person role

- ○ The applicant
- ◉ The agent

| | |
|---|---|
| Title | Please Select... |
| First name | Katie |
| Surname | Wray |
| Declaration date (DD/MM/YYYY) | 01/05/2020 |

☑ Declaration made

## 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) | 01/05/2020 |