

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	16
Suffix	
Property name	Trinity Court
Address line 1	John Dalton Street
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M2 6HY
Description of site location must be completed if postcode is not known:	
Easting (x)	383736
Northing (y)	398207
Description	

2. Applicant Details

Title	Mr
First name	William
Surname	Parry
Company name	Helical
Address line 1	5 Hannover Square
Address line 2	
Address line 3	
Town/city	London

2. Applicant Details

Country	
Postcode	W1S 1HQ
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No

3. Agent Details

Title	
First name	Christopher
Surname	Wells
Company name	OMI Architects
Address line 1	Omi Architects
Address line 2	31 Blackfriars Road
Address line 3	
Town/city	SALFORD
Country	
Postcode	M3 7AQ
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

Extension and use of ground floor for Use Classes A1 (shop), A3 (restaurant/cafe) or B1 (offices), extension to 7th floor to provide additional Use Class B1 office accommodation and roof terrace, alterations to existing elevations and associated works

Reference number

117431/FO/2017

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

23/12/2017

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

Condition number(s)

Conditions as follows:-
- Condition 04
- Condition 05

4. Description of the Proposal

- Condition 07
- Condition 08
- Condition 12

Has the development already started?

☒ Yes ☐ No

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

02/02/2018

Has the development been completed?

☒ Yes ☐ No

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

01/02/2019

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

We wish to apply for the approval of the details reserved by condition, these conditions and details are for the A3 Cafe' Unit only. Conditions as follows:-

- Condition 04
- Condition 05
- Condition 07
- Condition 08
- Condition 12

6. Discharge of Conditions

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

Condition 04 - Please refer to 'Manchester City Council 240220' produced by M&E consultant Marketaylor

Condition 05 - Please refer to noise impact assessment produced by acoustic consultant Clement Acoustics

Condition 07 - Full details of the hours of use proposed for the A3 Cafe Unit outlined below:-

7am to 10pm seven days a week

Condition 08 - Please refer to waste pro-forma

Condition 12 - Please refer to servicing strategy drawing L1100

Please note at this time the final user for the second commercial (A1/A3/B1) unit is not known. We hope the above information is acceptable in order to positively determine this application for approval of the condition.

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)

02/03/2020