MANCHESTER CITY COUNCIL
Planning
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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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Sarah	Surname:	O'Connell
Company name:	Orchard Street Investment Group				
Street address:	Bauhaus, 27, Quay Street				
			Telephone number:		
			Mobile number:		
Town/City:	MANCHESTER		Fax number:		
Country:			Email address:		
Postcode:	M3 3GY				

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

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Ian	Surname:	Chapman
Company name:	Seven Architecture				
Street address:	Portland Chambers Fourth Floor				
	61 Oxford Street		Telephone number:		01612365655
			Mobile number:		
Town/City:	Manchester		Fax number:		
Country:	United Kingdom		Email address:		
Postcode:	M1 6EQ		ian.chapman@sevenarchitecture.co.uk		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 27 Suffix:

House name: Bauhaus

Street address: Quay Street

Town/City: MANCHESTER

Postcode: M3 3GY

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 383241

Northing: 398055

Description:

4. 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: Mr First name: David Surname: Brettell

Reference:

Date (DD/MM/YYYY): 01/09/2017 (Must be pre-application submission)

Details of the pre-application advice received:

With information provided MCC was happy for us to submit a full planning application for the main façade based on the information we have provided with additional information being included for the following three items

• Information on how the proposed low level green wall to the exterior of the building on Little John Street will be maintained.
• Information included in the Design & Access regarding the proposed signage of “Bauhaus” and why the lettering reads “-Bau-haus”
• Contact Highways regarding the proposed lighting to Little John Streets and include any comments from them that may need to be taken into consideration.

5. Description of the Proposal

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

External alterations including linear lighting to underside of existing canopy, vertical banding, screening through use of planting across stone plinth, lighting set within planting / screening, treatment to low level retaining wall including green wall, timber and metal cladding, and, new street lamps & lighting to low level wall.

Application reference number: Application number: 117802/FO/2017 Date of decision: 05/12/2017

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

4)) No development shall take place unless and until luminance levels of all lighting have been submitted to, and approved in writing by, the City ouncil, as local planning authority.

Reason - To ensure that the details of the development are satisfactory and do not adversely affect road users or impact on adjacent properties, pursuant to policy DM1
(Development Management) within Manchester Core Strategy.

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

6. Discharge of Condition(s)

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

External Lighting

External lighting shall be installed so as to minimise the upward light component. All external lighting shall be a timer and daylight sensor controlled The external lighting shall not exceed the following average levels of illumination.

Area/Space: External Perimeter lighting
Illumination level (Lux): 20 Lux
Minimum uniformity (Min to average): 0.4

All external lighting is to be designed to the same criteria.

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

8. 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? (Please select only one)

◉ The agent ○ The applicant ○ Other person

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 09/10/2017