



Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

68 - 70 Oldham Street, 61 Spear Street

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

'Partial demolition of existing buildings (68-70 Oldham Street) (retention of facades to both 68 & 70 Oldham Street and internal floors of 68 Oldham Street), and erection of new 10 storey building (plus plant room) to incorporate retained elements, removal of roof and conversion of existing warehouse building (61 Spear Street) with 3 storey rooftop extension to create aparthotel (sui generis) and ground floor commercial uses (use class E)((a), (b), (c), (e) and (g) only.'

Reference number

134953/FO/2022

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

06/02/2023

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

Condition number(s)

Conditions 4(a), 5 and 8

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

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

- Geotechnical Ground Investigation, ref. 6178/VSE-G March 2025, prepared by GeoAssist Limited;
- Phase II Contaminated Land Risk Assessment, ref. 6178/VSE-CLRA dated March 2025, prepared by GeoAssist Limited;
- Preliminary Unexploded Ordnance (UXO) Threat Assessment, ref. V1.0, prepared by Alpha Associates;
- Detailed Unexploded Ordnance (UXO) Threat and Risk Assessment with Risk Mitigation Strategy, ref. V1.0 dated 10th April 2025, prepared by Alpha Associates;
- Construction Management Plan, Rev A dated September 2022, prepared by Cumming;
- Project Design: Historic Building Investigation V1.1 prepared by Civic Engineers; and
- Email from Greater Manchester Archaeology Advisory Service, dated 27th June 2025.

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

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

n/a

Date (must be pre-application submission)

27/02/2025

Details of the pre-application advice received

Some planning conditions relate to the whole of the development/site and relevant information will not be available at this time to satisfy the condition fully. It is therefore proposed, that where appropriate, some conditions are re-worded to re-phase the submission of information to be submitted for approval. It was agreed with MCC, the re-phasing/wording of the conditions can be secured pursuant to a non-material amendment (NMA) application.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Lydia Connell

Date

29/07/2025