MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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 (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

Avro Hollows

Address Line 1

Croydon Drive

Address Line 2

Newton Heath

Address Line 3

Town/city

Manchester

Postcode

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

Easting (x)

388025

Northing (y)

399644

Description

Avro Hollows including tower blocks and low rise flats

Applicant Details

Name/Company

Title

First name

Elliot

Surname

Simm

Company Name

Housing Operations, Capital Programmes and Procurement

Address

Address line 1

Manchester City Council

Address line 2

Design and Delivery

Address line 3

Unit 11 Hendham Vale, Vale Park Way

Town/City

Manchester

County

Country

United Kingdom

Postcode

M8 0AD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

-

Surname

AEW Architects

Company Name

AEW Architects

Address

Address line 1

Trinity Court

Address line 2

16 John Dalton Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 6HY

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

Recladding of existing tower blocks and low rise flats, together with associated elevational alterations.

Reference number

138916/FO/2023

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

19/01/2024

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

Condition number(s)

4, 5

Has the development already started?

◯ Yes
⊘ No

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

5(a)

Discharge of Conditions

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

Condition 4 - Avro Hollows CPP 21-03-2024 1
Condition 5(a) - J005156-8151-01 Avro Hollows Residential Buildings Facade Sound Insulation

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

Date (must be pre-application submission)

20/06/2024

Details of the pre-application advice received

Conversation between Katie Raw and Max de Salis (acoustic consultant) regarding the scope of the acoustic report required to discharge the condition 5(a) is captured in email from Katie dated 21.06.2024, subject RE: FW: 12732 Avro Hollows 138916/FO/2023 Lancaster, Dobson, Lincoln And Shackleton Courts, Audax And Underhill Walks, Avro Hollows, Croydon Drive, Newton Heath, Manchester,
The email states "I have discussed your query with my manager and as the development relates to the re-clad of an existing building and not the erection of a new dwelling, we request to see an improvement over and above the existing levels in terms of acoustic insulation".

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

- AEW Architects

Date

23/09/2025