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

Port Street

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)

384856

Northing (y)

398438

Description

Land bounded by Great Ancoats Street to the north, Brownsfield Mill and a surface car park to the east, a surface car park to the south and Port Street to the west.

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Manchester (Port Street) Ltd

Address

Address line 1

C/O Agent

Address line 2

N/A

Address line 3

N/A

Town/City

County

N/A

Country

Postcode

NA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Isabel

Surname

Sankey

Company Name

Deloitte

Address

Address line 1

1 New Street Square

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

EC4A 3HQ

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

Erection of a part-33, part-11, part 9 part 7 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3) (comprising 481 dwellings), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (481 spaces) landscaping, and other associated works.

Reference number

132489/FO/2021 (as amended by 135938/NMC/2023, 138008/NMC/2023, 140874/NMC/2024 and 142363/NMC/2025)

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

07/10/2022

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

Condition number(s)

6b and 39

Has the development already started?

- [x] Yes
- [ ] No

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

09/01/2023

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

Condition 6 (part b) only)

Discharge of Conditions

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

Topographical Survey, Canal Basin Survey – Port Street, prepared by Renaker February 2023, Verification Report Ref PTW22030 CR1, Ground Gas Calibration Certificates, Waste Transfer Logs

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)

11/03/2025

Details of the pre-application advice received

Correspondence with the Case Officer in confirming previous approach to submit linked the linked applications: NMA (Ref. 142363/NMC/2025 - Approved 02/05/25), LBC (Ref. 142348/LO/2025 - Approved 02/05/25) and Condition 6b and 39.

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

Isabel Sankey

Date

12/08/2025