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

Land to north of Lawton street

Address Line 1

Unit 1 New Smithfield market

Address Line 2

Openshaw

Address Line 3

Town/city

Postcode

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

Easting (x)

388559

Northing (y)

397117

Description

New Smithfield Market

Applicant Details

Name/Company

Title

First name

Surname

C/O Agent

Company Name

E & E Barton Estates Limited

Address

Address line 1

C/O Agent C4 Projects

Address line 2

340, Firecrest court

Address line 3

Town/City

County

Country

United Kingdom

Postcode

WA1 1RG

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

Mr

First name

Nicholas

Surname

Ryder

Company Name

C4 Projects

Address

Address line 1

340 Firecrest Court

Address line 2

Centre Park

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA1 1RG

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

Variation of conditions 2 (specified plans), 3 (CMP), 4 (materials), 5 (ground conditions), 6 (drainage), 7 (drainage maintenance), 9 (landscaping), 11 (car parking), 12 (EVC), 13 (cycle storage), 14 (air quality), 15 (CIS), 16 (energy), 17 (noise), 18 (external plant), 19 (HGV routing strategy), 20 (waste management), 21 (bin store), 22 (servicing), 23 (external lighting), 24 (lighting glare), 25 (boundary treatment), 26 (bird nesting), 27 (bio diversity), 28 (local labour) attached to planning permission referenced 133759/FO/2022
to allow the development to be phased, together with changes to the height and layout of Unit 1 and changes to associated to parking and servicing, and landscaping arrangements.

Reference number

140488/JO/2024

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

10/10/2024

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

Condition number(s)

Condition no 15b - Submission of Secure by Design Accreditation for phase 1(unit 1)

Has the development already started?

- [x] Yes
- [ ] No

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

02/04/2024

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 15b relates to the requirement to discharge the Secured by Design (SBD) certification for each phase. This application seeks to discharge the SBD requirement for Phase 1. Phase 2 will follow upon completion

Discharge of Conditions

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

Condition no 15b - Gold Accreditation Certificate for secure by design

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?

- [ ] Yes
- [x] No

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.

- [x] I / We agree to the outlined declaration

Signed

Nicholas Ryder

Date

07/08/2025