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

14 Ground Floor

Address Line 1

Little Lever Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 1HR

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

Easting (x)

384608

Northing (y)

398395

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew

Surname

Joseph

Company Name

Pugh Davies (Northern Quarter) Ltd

Address

Address line 1

1 Tabley Mews

Address line 2

Off Stamford Street

Address line 3

Town/City

Altrincham

County

Greater Manchester

Country

United Kingdom

Postcode

WA14 1DA

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

Phoebe

Surname

Harrison

Company Name

Sonday Studios

Address

Address line 1

Flat 41 New Little Mill

Address line 2

60 Radium Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M4 6GH

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

Elevation alterations to the existing entrance of Ground Floor, 14 Little Lever Street.

Reference number

142797/FO/2025

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

17/07/2025

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

Condition number(s)

3) Notwithstanding the details submitted with the application, prior to the commencement of development excluding demolition works, the following shall be submitted for approval in writing by the City Council, as Local Planning Authority:

a) Hand sized samples and specifications of all materials to be used in all areas of the entrance and details of the glazing and frames, and strategy for quality control management.
b) Scaled drawings with large scale jointing and fixing details.

The approved materials shall be implemented as part of the development and thereafter retained and maintained.

Reason - To ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located, as specified in policies EN3, CC9, SP1 and DM1 of the Core Strategy.

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

1. Floor Tile for External Steps
Ketley Brick Slips - Staffordshire Brown Brindle (Textured Finish)
Size: 215 x 65 x 15mm

2. Stair Nosing for External Steps
CAT Flooring Accessories
AN15 / AT149.5 Satin Aluminium

3. RAL Finish for glazed door metal framework, letter boxes and external wall signage
RAL 8019 Grey Brown - Satin Powder-coated Finish

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

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

Phoebe Harrison

Date

23/09/2025