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

135-141 Netto

Address Line 1

Withington Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M16 8EE

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

Easting (x)

383008

Northing (y)

395052

Description

Co-op Food, 135-141 Withington Road, Manchester

Applicant Details

Name/Company

Title

-

First name

-

Surname

-

Company Name

The Co-operative Group

Address

Address line 1

C/o Agent

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

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr.

First name

Dan

Surname

Ingram

Company Name

Stantec

Address

Address line 1

100 Barbirolli Square

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 3AB

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

External works to facilitate the subdivision of the retail unit including shopfront alterations, blocking up and creation of new door openings, installation of a parcel service locker, cycle parking, bollards and ATM, replacement plant equipment and enclosure, removal of a tree, installation of boundary treatment and car park works alongside amendments to Sunday opening hours.

Reference number

142427/FO/2025

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

03/07/2025

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

Condition number(s)

6B

Has the development already started?

- [x] Yes
- [ ] No

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

18/08/2025

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

Part B of condition 6. Please refer to covering letter for further details.

Discharge of Conditions

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

Covering letter.
Noise Verification Report.

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

Dan Ingram

Date

14/10/2025