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: 1

Suffix:

Property Name: Rammon House

Address Line 1: Portugal Street East

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 2WX

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

Easting (x): 385159

Northing (y): 397951

Description:

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Goodwin

Company Name

Olympian Homes

Address

Address line 1

85

Address line 2

Buckingham Gate

Address line 3

Town/City

London

County

Country

Postcode

SW1E 6PD

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

Mrs

First name

Ana-Maria

Surname

Safta

Company Name

DAY Architectural Ltd

Address

Address line 1

Studio 1, Lancaster Buildings

Address line 2

77 Deansgate

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 2BW

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

Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (32 x 1B1P, 52 x 1B2P, 36 x 2B3P and 104 x 2B4P), Block 2 (23 storeys) (44 x 1B1P, 44 x 1B2P, 112 x 2B3P, 64 x 2B4P) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures.

Reference number

121099/FO/2018

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

16/03/2018

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

Condition number(s)

Condition 13

Has the development already started?

- [x] Yes
- [ ] No

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

16/05/2023

Has the development been completed?

- [ ] Yes
- [x] 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

(a) Wind Mitigation - RWDI Wind Consultant provided statement confirming there is no wind mitigation required. Refer to email chain by RWDI.

(b) Landscape Details provided by Reform (Landscape Designer). Refer to Drawings:
L-90-005 Detail General Arrangement-1 of 2
L-90-006 Detail General Arrangement-2 of 2
L-90-011 Tree Plan, L-90-012 Detailed Planting Plan
L-90-013 Parkland Planting Plan
0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter

(c) Biodiversity - ERAP (Ecology Specialist) provided updated bird and bat boxes plan (Figure 2) and an updated ecology report: ERAP Ltd 2025-296 The Fairfax Landscape and Habitat Management Plan 20.09.25

(d) Trees specification has been provided by Reform. Refer to drawings:
L-90-011 Tree Plan
L-90-012 Detailed Planting Plan
L-90-013 Parkland Planting Plan
0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter

(e) Drainage provided by Apex Civil Engineer. Refer to: 895 - SURFACE WATER CALCULATIONS, C-26-001_FI3_DRAINAGE GENERAL ARRANGEMENT and email confirmation.

(f) Green roof to Block 3; Refer to DAY drawing: A-27-301 Block 3 Roof Layout

(g) Design of street furniture - Refer to Reform drawings and cover letter

(h) Street lighting around the site - Refer to Reform drawings and cover letter

(i) Details of a wayfinding strategy to include signage - information outstanding. We are awaiting details from the signage specialist, however the intention is to match the signage style on the Castings project.

(j) Management Strategy - Please refer to the Management Strategy approved under Condition 24. Re-attached for information.

(k) A building cleaning schedule - Please refer to DAY drawings:
A-75 -100 - A&M - Ground Floor Plan_RevB
A-75-101 - A&M - Whole Building North West Elevation_RevB
A-75-102 - A&M - Whole Building South East Elevation_RevB
A-75-103 - A&M - Block 1 - North East Elevation_RevB
A-75-104 - A&M - Block 1 - South West Elevation_RevB
A-75-105- A&M - Block 2 - South West Elevation_RevB
A-75-106 - A&M - Block 2 - North East Elevation_RevB
A-75-R01 - A&M - Roof Plan_RevB

(l) Details of how the design has minimised any potential hazards to the use of the public realm for the safe use of disabled people to include details of: designated routes for pedestrians; cyclists and vehicles; Refer to Curtins drawings approved under S278. Reference number 4613017.

(m) Details of temporary landscaping and boundaries to adjacent plots in line with the phasing within Dwg RFM-XX-00-DR-L-0014 S1 PL04. Addressed by Reform in Cover Letter: 0475-RFM-XX-00-RP-L-0003-Condition 13 Cover Letter

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

Ana-Maria Safta

Date

16/10/2025