
RE: Draft Conditions

From Steven Healey <steven.healey@turley.co.uk>
Date Thu 2025-07-31 9:02 AM
To Jennifer Connor <jennifer.connor@manchester.gov.uk>

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Hi Jen,

Yes that's fine.

Thanks,
Steven

Steven Healey
Senior Planner

Turley

Mobile: +44 7970 391 451
Office: 0161 233 7676

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From: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Sent: 30 July 2025 17:45
To: Steven Healey <steven.healey@turley.co.uk>
Subject: Re: Draft Conditions

Thanks Steven,

Could I ask for an extension of time date for today for our system for both the planning application and LBC?

Kind Regards

Jen

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA
jennifer.connor@manchester.gov.uk
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Equality Ambassador for Planning

From: Steven Healey <steven.healey@turley.co.uk>
Sent: 30 July 2025 11:22 AM
To: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: RE: Draft Conditions

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That's fine thanks Jen

Steven Healey
Senior Planner

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From: Jennifer Connor <jennifer.connor@manchester.gov.uk>

Sent: 30 July 2025 11:13

To: Steven Healey <steven.healey@turley.co.uk>

Subject: Re: Draft Conditions

Steven,

Okay with this wording for LBC condition 4?

Samples and specifications shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of condition 3 attached to listed building consent 135545/LO/2022.

The development shall be carried out in accordance with the approved materials.

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 SP1 and DM1 of the Core Strategy.

Thanks

Jen

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
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Manchester
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Equality Ambassador for Planning

From: Steven Healey <steven.healey@turley.co.uk>
Sent: Wednesday, July 30, 2025 10:58 AM
To: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: RE: Draft Conditions

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Thanks Jen,

I've noticed that con 4 has been adjusted to require the submission of material samples within 1 month, whereas the agreed programme for submission of samples under condition 3 lists November for this to take place.

On a similar note, I've also just picked up the 1-month deadline for material samples on the planning permission instead of 'prior to above ground works' – we haven't reached this point yet so the 1-month requirement would be more onerous.

Would you be able to retain the wording of these conditions as originally approved please?

Everything else if fine asides.

Steven

Steven Healey
Senior Planner

Turley

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From: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Sent: 30 July 2025 10:42
To: Steven Healey <steven.healey@turley.co.uk>
Subject: Re: Draft Conditions

Steven,

Proposed LBC conditions:

1. The development must be begun not later than the 24 November 2026.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents received by the City Council as Local Planning Authority:

2027-SBA-01-00-D-A-01100 Ground Floor Plan - Proposed P03

2027-SBA-01-M-D-A-01100M Mezzanine - Proposed P02

2027-SBA-01-01-D-A-01101 Level 01 Plan - Proposed P02
2027-SBA-01-02-D-A-01102 Level 02 Plan - Proposed P02
2027-SBA-01-03-D-A-01103 Level 03 Plan - Proposed P02
2027-SBA-01-03-D-A-01104 Level 04 Plan - Proposed P02
2027-SBA-01-03-D-A-01105 Level 05 Plan - Proposed P02
2027-SBA-01-03-D-A-01106 Level 06 Plan - Proposed P02
2027-SBA-01-03-D-A-01107 Level 07 Plan - Proposed P02
2027-SBA-01-03-D-A-01108 Level 08 Plan - Proposed P02
2027-SBA-02-EL-D-A-02300 Elevation North - Proposed P02
2027-SBA-02-EL-D-A-02301 Elevation West - Proposed P02
2027-SBA-02-EL-D-A-02302 Elevation South - Proposed P02
2027-SBA-02-EL-D-A-02303 Elevation East - Proposed P02
2027-SBA-02-EL-D-A-02304 North Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02305 West Courtyard Elevation - Prop. P02
2027-SBA-02-EL-D-A-02400 Contextual Elevations North & South P02
2027-SBA-02-EL-D-A-02401 Contextual Elevations East & West P02
2027-SBA-03-SE-D-A-03300 Section A-A - Proposed P02
2027-SBA-03-SE-D-A-03301 Section B-B - Proposed P02
2027-SBA-03-SE-D-A-03302 Section C-C - Proposed P02

Dated 08 August 2024

Covering letter Turley

Received 04 April 2024

Application Form Turley

Design and Access Statement Stallan Brand

2027-SBA-00-00-D-A-00120 P01	DEMOLITION PLAN
2027-SBA-01-01B-D-A-00109 P01	BASEMENT PLAN
2027-SBA-01-RF-D-A-01109 P01	LEVEL 09 (ROOF) PLAN
2027-SBA-02-EL-D-A-02000 P01	CONTEXTUAL ELEVATIONS
2027-SBA-00-00-D-A-00001 P01	LOCATION PLAN Public
2027-SBA-00-00-D-A-00100 P01	EXISTING SITE PLAN
2027-SBA-00-00-D-A-00110 P01	PROPOSED SITE PLAN

Received 28 March 2024

Air Quality Assessment Hydrock

Archaeological Desk-Based Study Nexus

BREEAM Pre-Assessment Report Ridge

Broadband Connectivity Assessment GTech Surveys Limited

Contaminated Land Report ROC Consulting

Crime Impact Statement Greater Manchester Police

Daylight & Sunlight Impact on Neighbouring Properties GIA

Ecology Report Middlemarch

Energy/ Ventilation Strategy Futureserv

Environmental Standards Statement Ridge

Flood Risk Assessment and Drainage Strategy ROC Consulting

Fire Statement OFR Consultants

Noise Impact Assessment Report Hann Tucker Associates

Television and Radio Reception Impact Assessment GTech Surveys Limited

Transport Statement RSK

Travel Plan RSK

Biodiversity Metric Calculator

Received as associated with the parent consent reference 135545/LO/2022 dated 23 November 2023

Planning Statement Turley

Received as association with the parent consent reference 135545/LO/2022 dated 24 November 2023

Heritage Statement Turley

Received as association with the parent consent reference 135545/LO/2022 dated 27 March 2023

Daylight and Sunlight Addendum GIA

Redacted Tenancy Schedule

Received as association with the parent consent reference 135545/LO/2022 dated 02 May 2023

Technical Note SCP

Received as association with the parent consent reference 135545/LO/2022 dated 04 May 2023

Reason - To ensure that the development is carried out in accordance with the approved plans, pursuant to policies SP1 and DM1 of the Manchester Core Strategy.

3. The following information was submitted in respect of planning condition 3a (Materials) of the listed building reference 135545/LO/2022 under the cover of CDN/24/1132:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13617823', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

Covering letter, stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

'GMI Quality Control Statement: Listed Building Consent Condition 3a - Materials. Alumno Moss Lane East', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

'Planner - Chart Properties', stamped as received by the City Council as Local Planning Authority on the 5th December 2024.

The approved works shall be carried out in accordance with the approved details.

4. Within one month of this consent all samples and specifications shall be submitted to and approved in writing by the City Council as local planning authority in accordance with the programme as agreed for part a) of condition 3 attached to listed building consent 135545/LO/2022.

The development shall be carried out in accordance with the approved materials.

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 SP1 and DM1 of the Core Strategy.

Jen

Jennifer Connor (she/her)
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Equality Ambassador for Planning

From: Steven Healey <steven.healey@turley.co.uk>
Sent: Wednesday, July 30, 2025 10:30 AM
To: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: RE: Draft Conditions

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Apologies, I have noticed that now.

Steven Healey
Senior Planner

Turley

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From: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Sent: 30 July 2025 10:29
To: Steven Healey <steven.healey@turley.co.uk>
Subject: Re: Draft Conditions

Hi Steven,

Condition 35 states that it should be as per the condition discharged under CDN/25/0017.

"The following information was submitted in respect of planning condition 34 (Relocation) of the parent consent reference 135544/FO/2022 under the cover of CDN/25/0017:

'Application for Approval of Details Reserved by Condition', numbered 'PP-13668424', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

Revised covering letter titled 'APPROVAL OF DETAILS RESERVED BY CONDITION NUMBERS 4 AND 34 ATTACHED TO PLANNING PERMISSION REF. 135544/FO/2022 - 466-472 MOSS LANE EAST', stamped as received by the City Council on the 29th January 2025.

'Planning Condition No.34 Response', stamped as received by the City Council as Local Planning Authority on the 10th January 2025.

'Site Plan - Existing', numbered 'L0XX-SBA-ZZ-ZZ.00-D-A-000010 REV P01', stamped as received by the City Council as Local Planning Authority on the 13th January 2025.

The above details were considered to be acceptable and condition 34 attached to the parent application (135544/FO/2022) was formally discharged on the basis the development is fully implemented in accordance with the approved details.

Reason - In the interest of managing the impact of the development pursuant to policy DM1 of the Manchester Core Strategy."

Working on the LBC now and updating, will share conditions soon.

Kind Regards

Jen

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
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Manchester City Council
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Equality Ambassador for Planning

From: Steven Healey <steven.healey@turley.co.uk>
Sent: Wednesday, July 30, 2025 10:21 AM
To: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Subject: RE: Draft Conditions

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Thanks Jen,

All looks good to me bar condition 35 which was discharged via CDN/25/0017 but isn't reflected within the draft DN.

I'd also flag that part (A) of condition 3 under the LBC has also been discharged under CDN/24/0949.

Thanks,
Steven

Steven Healey
Senior Planner

Turley

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From: Jennifer Connor <jennifer.connor@manchester.gov.uk>
Sent: 30 July 2025 09:27
To: Steven Healey <steven.healey@turley.co.uk>
Subject: Draft Conditions

Steven,

As per our previous email exchange.

Kind Regards

Jen

Jennifer Connor (she/her)
Area Team Group Manager
Planning, Building Control and Licensing
Growth and Development
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PO Box 532
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