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: 3

Suffix:

Property Name: Lincoln Building

Address Line 1: Brazennose Street

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M2 5BP

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

Easting (x): 383683

Northing (y): 398174

Description:

Applicant Details

Name/Company

Title

Mr

First name

Gerrard

Surname

Marks

Company Name

Sukhothai Restaurants Ltd

Address

Address line 1

3 Lincoln Building Brazennose Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 5BP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Schofield

Company Name

Inspire Design Consultancy Ltd

Address

Address line 1

Inspire Design Consultancy

Address line 2

49 The Tannery

Address line 3

Lawrence Street

Town/City

York

County

Country

United Kingdom

Postcode

YO10 3WH

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

Creation of louvred panel over service door to northern elevation to provide a fresh air intake, and discharge of condition regarding noise assessment.

Reference number

139718/FO/2024

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

18/06/2024

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

Condition number(s)

Condition 3a, and 3b,and 4

Has the development already started?

- [x] Yes
- [ ] No

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

17/03/2025

Has the development been completed?

- [x] Yes
- [ ] No

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

25/06/2025

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

Disharge of Condition: 3) a) Externally mounted ancillary plant, equipment, and servicing or plant within or behind louvres shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the development hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences. See drawings and specification included with the application. Once the work is complete: b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Accoustic report will be provided by NOVA accoustic Specialists once the installation is complete and 4) Prior to the commencement of the development hereby approved samples/materials, specifications, method of fixing and sections for the louvres shall be submitted for approval in writing by the City Council as local planning authority. BD Roofing who supplied the original fins have been commissioned to renew the original panel as per the approved proposals in the same RAL colour to match existing.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

Re-submission of app CDN/25/0303 withdrawn.

Date (must be pre-application submission)

13/06/2025

Details of the pre-application advice received

Previous application CDN/25/0303 withdrawn.

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

Peter Schofield

Date

10/07/2025