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

32-34

Address Line 1

Laystall Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 2JZ

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

Easting (x)

384970

Northing (y)

398281

Description

Applicant Details

Name/Company

Title

First name

Surname

McCauls

Company Name

McCauls

Address

Address line 1

McCaul Group Ltd

Address line 2

First Floor, 362 Manchester Road

Address line 3

Astley

Town/City

County

Country

Postcode

M29 7DY

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

Nick

Surname

Berry

Company Name

OMI Architects

Address

Address line 1

Omi Architects

Address line 2

31 Blackfriars Road

Address line 3

Town/City

SALFORD

County

Country

Postcode

M3 7AQ

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

Erection of 4no. storey extension to 32-34 Laystall Street, to provide 4no. self-contained residential apartments (Use Class C3) and installation of air conditioning units on refuse store wall

Reference number

138243/FO/2023

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

12/12/2023

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

Condition number(s)

8 - Externally Mounted Plant
11c - Residential Acoustics
14b - Local Labour Outcomes
23b - Biodiversity
29 - Footway Reinstatement
30 - Solar Panels

Has the development already started?

- [x] Yes
- [ ] No

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

01/03/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

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

8 - whole
11c
14b
23b
29 - whole
30 - whole

Discharge of Conditions

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

8 - memo 'Response_Condition08'
11c - memo 'Condition 11c - Verification'
14b - memo 'Condition 14a - Local Labour Benefit Proposal'
23b - drawings - L0360_PROPOSED ELEVATION LAYSTALL STREET and L0361_PROPOSED ELEVATION PIGEON STREET
29 - drawing - L0310_PROPOSED PLAN - L00
30 - memo 'Response_Condition30'

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.

☑ I / We agree to the outlined declaration

Signed

Nick Berry

Date

09/06/2025