MANCHESTER CITY COUNCIL
Planning
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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

Taylor

Company Name

Great Places

### Address

Address line 1

2A Derwent Ave

Address line 2

East Didsbury

Address line 3

Town/City

Manchester

County

Country

Postcode

M217QS

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 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking.

Reference number

128911/FO/2020

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

02/02/2022

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

Condition number(s)

Condition 20 (Part B,C and E), Condition 36 and Condition 49

Has the development already started?

- [x] Yes
- [ ] No

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

08/01/2024

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

Partial discharge of Condition 20 (Part B,C and E), discharge of Condition 20, 36 and Condition 49

## Discharge of Conditions

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

Refer to memo, Response_Condition 20, for full response to Condition 20 (Part B,C and E).
Refer to memo, Response_Condition 49, for full response to Condition 49.
Refer to memo, Response_Condition 36, for full response to Condition 36.

Condition 20(b):
Please refer to the following TPM Landscape drawings for details of hard and soft landscaping with the new build development site boundary:
220019-TPM-ZZ-LG-DR-L-106_P04
220019-TPM-ZZ-LG-DR-L-108_P03
220019-TPM-ZZ-LG-DR-L-201_P04
220019-TPM-ZZ-LG-DR-L-301_P03
220019-TPM-ZZ-LG-DR-L-302_P03
220019-TPM-ZZ-LG-DR-L-303_P03
220019-TPM-ZZ-LG-DR-L-305_P03

Condition 20(c) & Condition 49:
Please refer to the following Clancy drawings for details of materials to be used for the footpaths and areas between the pavement and new build building line:
220019-CLA-XX-XX-DR-D-100
220019-CLA-XX-XX-DR-D-101
220019-CLA-XX-XX-DR-D-102
220019-CLA-XX-XX-DR-D-103
220019-CLA-XX-XX-DR-D-105
220019-CLA-XX-XX-DR-D-110
220019-CLA-XX-XX-DR-D-120
220019-CLA-XX-XX-DR-D-210
220019-CLA-XX-XX-DR-D-211
220019-CLA-XX-XX-DR-D-500
220019-CLA-XX-XX-DR-D-700
220019-CLA-XX-XX-DR-D-701
220019-CLA-XX-XX-DR-D-1100
220019-CLA-XX-XX-DR-D-1101
220019-CLA-XX-XX-DR-D-1200
220019-CLA-XX-XX-DR-D-1201

Condition 20(e):
Please refer to Clancy drawing 220019-CLA-XX-00-DR-D-500-4, showing all SUDs for the development. The SUDs design was discharged under planning condition 23 (CDN/24/0387).

Please also refer to Clancy drawings 220019-CLA-XX-XX-DR-D-100 and 220019-CLA-XX-XX-DR-D-101, showing the extent of proposed public realm highways work.

Condition 36:
Please refer to the following drawings and documents for details of external courtyard lighting layouts:
220019-HEC-ZZ-ZZ-DR-E-6303
Lighting Plots External Courtyard Laystall Street

## 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?

- [x] 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

First Name

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

Surname

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

Reference

Date (must be pre-application submission)

02/04/2025

Details of the pre-application advice received

Email correspondence with Angela Leckie dated 02/04/2025

## 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

Nick Berry

Date

21/05/2025