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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

384720

Northing (y)

398582

Description

58 Lever Street, Manchester, M1 1FJ

Applicant Details

Name/Company

Title

First name

Surname

C/o Agent

Company Name

Soller Nine Limited

Address

Address line 1

6th Floor

Address line 2

2 London Wall Place

Address line 3

Town/City

London

County

Country

Postcode

EC2Y 5AW

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

Andrew

Surname

Moss

Company Name

Ward Hadaway LLP

Address

Address line 1

Sandgate House

Address line 2

102 Quayside

Address line 3

Town/City

Newcastle Upon Tyne

County

Country

United Kingdom

Postcode

NE1 3DX

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

Part retention, part demolition of existing buildings on site with retained fabric to form part of 18 storey building plus plant level comprising office space (Use Class E) above ground floor reception area and ancillary uses, 2 basement levels and associated landscaping.

Reference number

139778/FO/2024

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

24/01/2025

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

Condition number(s)

3(b)

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

3(b)

Discharge of Conditions

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

The Applicant seeks permission pursuant to Condition 3(b) of the Planning Permission dated 24 January 2025 under 139778/FO/2024 to carry out such works of demolition to the property at 58 Lever Street, Manchester, M1 1FJ ("Property") as are reasonably necessary to make it safe, so that the neighbouring restaurant business known as Bem Brasil at 32-34 Great Ancoats Street, Manchester, M4 5AB can be cleared, repaired and re-occupied. This Application is made on the basis that such works are necessary in the interests of health and safety in that the restaurant premises cannot be used or occupied due to the partial collapse of the Property and the unstable nature of what remains and the only measure that will remove those risks is the demolition of the Property. A statement from Bem Brasil and its owner is attached by way of evidence in support of this Application.

The demolition works envisaged are to the external and internal walls and roof of the Property in the approximate location shown shaded pink on the attached title plan for the Property, save that the external façade to the Property fronting on to Lever Street shall not be demolished and shall be retained as envisaged within the Application and associated Planning Permission under 139778/FO/2024.

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

Andrew Moss

Date

14/03/2025