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: 70

Suffix:

Property Name:

Address Line 1: Oldham Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M4 5EB

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

Easting (x): 384869

Northing (y): 398829

Description:

Applicant Details

Name/Company

Title

Mr

First name

Chris

Surname

Bryan

Company Name

Address

Address line 1

70 Oldham Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M4 5EB

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

Alexis

Surname

Anderson-Jones MRTPI

Company Name

Serviam Planning

Address

Address line 1

Gainsborough House

Address line 2

109 Portland Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M1 6DN

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

Variation of Conditions 3, 4(a), 4(b), 5, 7, 8(a) and 8(b) attached to planning permission 140807/FO/2024.

Original Description:

'Retention of bar, cafe, bookshop, cultural centre and artist workshop (Sui Generis)

Reference number

141964/JO/2025

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

07/03/2025

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

Condition number(s)

Condition No's 3, 4(a) and 7

Has the development already started?

- [x] Yes
- [ ] No

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

07/03/2025

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

Condition 4(a) as 4(b) will require verification report.

Discharge of Conditions

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

See Attached

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] 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)

07/03/2025

Details of the pre-application advice received

Approved changing wording of conditions to allow for compliance. Advised to submit within 3 months. Further advised that Condition 4 could only be discharged in part (a) as (b) would require discharge at a later date following receipt of information.

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

Alexis Anderson-Jones MRTPI

Date

07/04/2025