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: 86

Suffix:

Property Name:

Address Line 1: Cross Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M2 4LA

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

Easting (x): 383818

Northing (y): 398210

Description:

Applicant Details

Name/Company

Title

Mr

First name

Surname

Lister

Company Name

Individual Restaurants

Address

Address line 1

C/o De Pol Associates

Address line 2

Farington House, Stanifield Lane

Address line 3

Town/City

Leyland

County

Lancashire

Country

United Kingdom

Postcode

PR25 4UA

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

Chris

Surname

Betteridge

Company Name

De Pol Associates

Address

Address line 1

Farington House

Address line 2

Stanifield Business Park

Address line 3

Stanifield Lane

Town/City

Leyland

County

Country

United Kingdom

Postcode

PR25 4UA

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

Internal and external alterations to allow the use of ground floor and lower ground floor and restaurant

Reference number

140259/LO/2024

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

24/09/2024

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

Condition number(s)

3

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

Application relates to Method Statement for the repair of the pavement lights only. The application is made to agree those works necesary to allow the pavement lights to be repaired in order stop the ingress of water into the basement

Discharge of Conditions

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

Enabling Works / Basement Repair Works Indicative Method Statement prepared by Booth King ref. 15111-BKP-V1-XX-RP-S-002
Basement Repair Detail Plan 15155-BKP-V1-B1-DR-S-112

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

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

First Name

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

Surname

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

Reference

-

Date (must be pre-application submission)

11/10/2024

Details of the pre-application advice received

Review of intial Method Statement and advice given. The Method Statement has been revised in response to the comments made.

The method Statement now includes:
Annotated photos to better explain proposed repair works, temporary works measures, etc. Report also includes specific note that works will not impact on existing floors.

In terms of waterproofing measures details / spec cannot be provided at this time. This will not be possible until intrusive investigation works have been carried out to allow the specialist to witness site-specific waterproofing requirements. The revised Statement includes note to describe this, along with an indicative outline spec for what we anticipate waterproofing may consist, but specific details will require specialist input / investigation works.

The Method Statement includes specific note regarding protection of existing glazed basement brickwork. Note there is a requirement to remove localised bricks in 3No. locations adjacent to an existing column member (to further investigation potential corrosion of steelwork member); The Method Statement notes locations for careful removal / reinstatement of these bricks.

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

Chris Betteridge

Date

17/10/2024