MANCHESTER CITY COUNCIL

Planning
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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: 58

Suffix:

Property Name:

Address Line 1: Mosley Street

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M2 3HZ

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

Easting (x): 384067

Northing (y): 398099

Description:

Applicant Details

Name/Company

Title

First name

Surname

M & G

Company Name

Address

Address line 1

C/O Agent

Address line 2

C/O Agent

Address line 3

Town/City

C/O Agent

County

Country

C/O Agent

Postcode

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

Miss

First name

Emily

Surname

Bates

Company Name

NJL Consulting

Address

Address line 1

NJL Consulting

Address line 2

Origin, 6th Floor

Address line 3

70 Spring Gardens

Town/City

Manchester

County

Country

Postcode

M2 2BQ

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

Refurbishment of existing office building to comprise elevational alterations, a single storey rooftop extension with external roof terrace (Use Class E), installation of photovoltaic panels and works to extend the pavement of Booth Street and install street furniture.

Reference number

135988/FO/2023

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

06/11/2023

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

Condition number(s)

14

Has the development already started?

- [x] Yes
- [ ] No

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

03/01/2024

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

Please refer to enclosed covering letter.

“Building lighting proposals shall be submitted prior to any external lighting being installed on site. All building lighting shall be designed and installed so as to control glare and overspill onto nearby residential properties. Full details of this external lighting, including the following shall be submitted to and agreed in writing before any external lighting has been installed on site:

a) Details of where external lighting would be installed;
b) Details of the frequency and duration of use.
c) Details of the design and appearance of lighting units and the treatment of associated cabling and equipment,
d) Confirmation of the luminance levels of the lighting and details regarding glare and light spill.
e) Demonstration of how the lighting has been designed and installed so as to control glare and overspill onto nearby residential properties and confirmation of the luminance levels.

All building lighting shall be installed and maintained in accordance with agreed specifications and locations set out in the above information."

Discharge of Conditions

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

Please refer to enclosed covering letter.

- Electrical services level 00 lighting and EM lighting layout ref. C220-PEL-XX-00-DR-E-6301.
- Electrical services level 8 lighting and EM lighting layout ref. C220-PEL-XX-08-DR-E-6301 REV C1.
- Lighting specification prepared by Klein Pro.

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

NJL Consulting

Date

04/09/2024