

**Planning**

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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

17

Suffix

Property Name

Address Line 1

Symphony Park

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 7FS

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

Easting (x)

384313

Northing (y)

397368

Description

Applicant Details

Name/Company

Title

Mr

First name

Sam

Surname

Benjamin

Company Name

Another Glass Ltd

Address

Address line 1

17 Symphony Park

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M1 7FS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Darren

Surname

Newby

Company Name

Concorde BGW

Address

Address line 1

Palmer Street

Address line 2

Hyde Park

Address line 3

South Yorkshire

Town/City

County

Country

United Kingdom

Postcode

DN4 5DD

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Blocks 7 and 8 - Erection of 17 storey building to comprise 266 residential apartments (Class C3) (14 studios, 56 x 1 bed, 168 x 2 bed and 28 x 3 bed) with top roof level private dining / media room / gardens, ground and mezzanine floor residential amenity uses including a gym and home working lounge, plus ground and mezzanine level commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - creche only) and D2 (Assembly and Leisure - gym only)) and associated access, servicing, and landscaping.

Location: Former BBC Site, New Broadcasting House, Oxford Road, Manchester, M60 7HB

Reference number

111027/FO/2016/C1

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

01/07/2016

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

Condition number(s)

1. Trading Hours Condition 17

Reason - In interests of residential amenity in order to reduce noise and general disturbance in accordance with saved policy DC26 of the Unitary Development Plan for the City of Manchester and policies SP1 and DM1 of the Core Strategy.

2. Plant Noise Condition 19

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

3. Fumes Condition 27

Reason - To safeguard the amenities of the occupiers of nearby residential accommodation, pursuant to policies SP1 and DM1 of the Core Strategy.

4. NSE 1 Condition 28

Reason - In order to protect future residents from noise nuisance, pursuant to policies SP1, H1 and DM1 of the Core Strategy.

5. Refuse Condition 35

Reason - In order to ensure that adequate provision is made within the development for the storage and recycling of waste in accordance with policies DM1 and EN19 of the Core Strategy for the City of Manchester.

Has the development already started?

- ☒ Yes
☐ No

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

07/05/2024

Has the development been completed?

- ☐ 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

1. Trading Hours Condition 17

Proposed opening hours.

The unit trade times will be 12;00 noon to 12;00 midnight seven days a week.

2. Plant Noise Condition 19

Acoustic insulation of any externally mounted ancillary equipment.

The scheme does not have any external plant. The scheme equipment is housed internally within the landlord's internal plant zone.

3. Fumes Condition 27

Final details of the method of extraction of any fumes, vapours, and odours.

The food preparation area is limited to cooking pizza only and is restricted to electrical appliances only. The pizza oven is supplied with a homogeneous flue which is vented externally to the rear of the existing building ventilation grills. This flue is not visible externally. Drawing 5085-10-21 attached.

4. NSE 1 Condition 28

The Commercial Units shall be acoustically insulated in accordance with the recommendations in Deloitte .

The client has appointed an acoustic engineer to sound check the unit and flats above and has confirmed that the clients proposed operation levels will comply with the existing recommendations. Report attached.

5. Refuse Condition 35

A scheme for the storage (including segregated waste recycling) and disposal of refuse

The client has agreed to comply with the regime set out by the landlord within the Vita Living Refuse and Servicing Strategy (copy attached).

Discharge of Conditions

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

Fumes Condition 27 - Drawing 5085 - 10 - 21 Kitchen Extract Flue

NSE 1 Condition 28 - Acoustic Report

Refuse Condition 35 - Vita Living Refuse and Servicing Strategy

Site Visit

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

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ 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

Darren Newby

Date

04/07/2024