

**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

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)

Northing (y)

Description

Land Bounded By Naval Street To The North, Poland Street To The East, Jersey Street To The South And Radium Street To The West,
Ancoats, Manchester

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Knight

Company Name

Manchester Life Development Company 3 Ltd

Address

Address line 1

Unit 5, Royal Mill

Address line 2

17 Redhill Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M45BA

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

Ian

Surname

Knight

Company Name

Manchester Life Development Company

Address

Address line 1

Unit 5, Royal Mills

Address line 2

17 Redhill Street

Address line 3

Ancoats

Town/City

Manchester

County

Country

United Kingdom

Postcode

M45BA

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

Erection of a part 5, part 10 storey building comprising residential apartments and townhouses, residents' amenity space (Use Class C3a), ground floor commercial (Use Class E), cycle and car parking, landscaping, access and servicing, and other associated works following demolition of existing structures.

Reference number

137346/FO/2023

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

12/12/2023

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

Condition number(s)

5 and 9

Condition 5 - Prior to any demolition of building 1, as identified in the Bat Survey Technical Report Version 2.0 prepared by The Environment Partnership (TEP) dated August 2023 (ref. 9806.005) received by the City Council, as Local Planning Authority, on the 7 September 2023, evidence of a Regulation 55 Licence shall be submitted for approval in writing by the City Council, as Local Planning Authority. No demolition or vegetation clearance works shall take place until written approval has been issued by the City Council, as Local Planning Authority.

Condition 9 - Notwithstanding the Framework Construction Management MLDC stamped as received by the City Council, as Local Planning Authority, on the 19 June 2023, demolition shall not commence until a detailed construction management plan outlining working practices during construction have been submitted for approval in writing by the Local Planning Authority, which for the avoidance of doubt should include;

- o Display of an emergency contact number;
- o Details of Wheel Washing;
- o Dust suppression measures;
- o Compound locations where relevant;
- o Consultation with local residents/local businesses;
- o Location, removal and recycling of waste;
- o Routing strategy and swept path analysis;
- o Parking of construction vehicles and staff; and
- o Sheeting over of construction vehicles.

Manchester City Council encourages all contractors to be 'considerate contractors' when working in the city by being aware of the needs of neighbours and the environment. Membership of the Considerate Constructors Scheme is highly recommended. The demolition shall be carried out in accordance with the approved construction management plan.

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

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

Condition 5 - Bat licence from Natural England inclusive of the dates that the bat licence is valid from and to. Ref: WML-CL21 Licence Return

Condition 9 - Construction Management Plan compiled by Bradleys Demolition who will be undertaking the demolition of the properties. Ref: Phoenix Ironworks - CMP

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

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

General Pre-application meeting

Date (must be pre-application submission)

22/08/2023

Details of the pre-application advice received

General pre-application meeting to discuss the details of the project and the application for planning submission including draft planning conditions for discharge.

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

Ian Knight

Date

09/07/2024