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

Suffix

Property Name

Swan House

Address Line 1

Swan Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 5DF

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

Easting (x)

384509

Northing (y)

398858

Description

Swan House Swan Street Manchester M4 5DF

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

Ridge Manchester s.a.r.l

Address

Address line 1

17A Rue Des Bains

Address line 2

Address line 3

Town/City

Luxembourg

County

Country

Postcode

L-1212

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

Sean

Surname

Rawling

Company Name

Quod Ltd

Address

Address line 1

Capitol

Address line 2

Bond Court

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS1 5SP

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

Erection of a part 31, part 13, part 5 storey building to form 373 residential apartments (Use Class C3a) and 12 serviced apartments (Use Class C1) together with a ground floor commercial unit (408sqm) (Use Class A1, A2 or A3) with associated car parking, public realm and other associated works following demolition of existing buildings.

Reference number

121380/FO/2018

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

09/10/2019

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

Condition number(s)

Condition 15 - Acoustics

Has the development already started?

- [x] Yes
- [ ] No

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

15/02/2021

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 15 (Acoustics) - Discharging the condition as far as it relates to Tower 2. Condition 15 has already been discharged for the remainder of the building as per CDN/24/0082.

This application will fully discharge the condition.

Discharge of Conditions

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

Swan House Manchester - Sound Insulation Test Report - Hann Tucker Associates

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

Sam Baggaley

Date

19/04/2024