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

125 Beaver House, Ground Floor Front

Address Line 1

Portland Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 4QD

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

Easting (x)

384083

Northing (y)

397773

Description

## Applicant Details

### Name/Company

Title

First name

Gary

Surname

Bell

Company Name

Portland Estates Ltd.

### Address

Address line 1

1 Ashley Road

Address line 2

Address line 3

Town/City

Altrincham

County

Country

Postcode

WA14 2DT

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

First name

Andrew

Surname

Burns

Company Name

Atelier MB

### Address

Address line 1

Suite 2A

Address line 2

Amazon House

Address line 3

Brazil Street

Town/City

Manchester

County

Country

Postcode

M1 3PW

## 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

Proposal: Use of front suite of the ground floor of the building as a Cafe (Use Class E) with front and side extensions to form glazed entrance to Cafe and extension of office reception with provision of rear external seating area in association with the cafe use and provision of an enlarged internal bin store.

Reference number

130103/FO/2021

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

12/09/2023

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

Condition number(s)

Conditions 3

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 3 - refer to drawings and information provided

## 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.

- [x] I / We agree to the outlined declaration

Signed

Andrew Burns

Date

20/05/2024