

**Planning**

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

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

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

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Edgeley

Company Name

Teledata UK ltd

Address

Address line 1

C/o Agent Union 4

Address line 2

1-2 Paris Garden

Address line 3

Town/City

County

Country

United Kingdom

Postcode

SE1 8ND

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 two-storey data centre (4153m² GIA), together with the reconfiguration of access arrangements and parking layout, landscaping and associated works, following the demolition of Simon House

Reference number

137424/FO/2023

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

02/10/2023

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

Condition number(s)

Condition 6a- Storage and Disposal of Waste - Prior to the commencement of above ground works, a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the City Council as local planning authority. New developments shall have refuse storage space for segregated waste collection and recycling. Internal and external storage areas are required.

Condition 11- Biodiversity Enhancement- Above grounds works shall not commence until details of biodiversity enhancements (e.g. bird boxes), including a timetable for their installation and maintenance regime, have been submitted to and been approved by the City Council as local planning authority. The development shall be carried out in accordance with the agreed details.

Condition 12- Secured by Design

Condition 13- Landscape Details -Prior to the commencement of above ground works, a detailed landscaping plan based on drawing no. 3447-TSP-ZZ-XX-DR-A-00-002 Rev 6, received on 28 June 2023, shall be submitted to and approved in writing by the City Council as local planning authority.

Condition 15- Vehicle Charging Points -Above-ground construction works shall not commence until details of the vehicle charging units to be installed within the curtilage of the site have been submitted to and approved by the City Council as Local Planning Authority. The approved scheme shall thereafter be implemented prior to the occupation of the development hereby approved

Has the development already started?

- ☐ 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

Condition 12 - Secured By design. (first part on respect of works prior to above ground construction

Above-ground construction works shall not commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details.

Discharge of Conditions

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

Covering letter prepared by Union4

Condition 6 - Waste Storage layout plan

Conditions 11 and 13 - Biodiversity Enhancement Specification, General Arrangement and Planting Plan BMD.24.0022.DR.001, and Landscape maintenance and management plan (February 20224) - All prepared by BMD

Condition 12 - SBD note from TTSP Architects

Condition 15 - specification of EV charging points - Product data sheet

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

Vivienne Goddard

Date

15/03/2024