

**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

Proposed New-Build Office development

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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 6 storey building (plus plant level) above basement level to create office accommodation Class B1 at 1st to 5th floors and ground floor and basement (A1 (Shop), A3 (Restaurant and Cafe) and A4 (Drinking Establishment) Use) with repair up to second floor and reinstatement from 2nd floor to roof of former central feature above former entrance block, removal of brick and stone wall to Bunsen Street elevation, remains of existing chimney to gable wall of 25 Dale Street and existing stair and lift core from basement, ground and 1st floor.

Reference number

116401/FO/2017

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

27/01/2017

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

Condition number(s)

Condition 3 & 4
Condition 19

Has the development already started?

☒ Yes

☐ No

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

04/03/2019

Has the development been completed?

☒ Yes

☐ No

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

01/12/2021

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

Conditions 3 & 4

- 18037 25-27 Dale Street Acoustic Commissioning R04

Condition 19:

- Dale Street Manchester - CCTV Report
- WL_1059_040_E_Proposed Drainage Arrangement
- WL_1059_042_C_Typical Drainage Details
- WL_1059_043_C_Typical Drainage Details
- WL_1059_044_B_ Impermeable Area Plan
- 1059_007_002_Maintenance_Strategy

- 1059-008-001_FRA 27 Dale Street (Flood Risk)
- GrufeKit Maintenance Guide 2022 (Green Roof Maintenance)
- GrufeKit_Install_Guide_2022
- P16019-FCH-XX-RF-DR-A-3006-P7-Roof Plan
- Dale Street drainage and green roof management and maintenance plan
- All Storms - August 2019

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 this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Falconer Chester Hall

Date

24/02/2023