

**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

23

Suffix

Property Name

Pearl Assurance House

Address Line 1

Princess Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M2 4EN

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

Easting (x)

383893

Northing (y)

398163

Description

Applicant Details

Name/Company

Title

Mr

First name

robin

Surname

horton

Company Name

greenlane properties

Address

Address line 1

23 Pearl Assurance House Princess Street

Address line 2

Address line 3

Manchester

Town/City

Manchester

County

Manchester

Country

Postcode

M2 4EN

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

Variation of conditions 2 (Approved Drawings and Documents) of application referenced 129141/JO/2021 and 128929/NMC/2020 to allow amendments to the appearance of the development

Reference number

134869/JO/2022

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

04/01/2023

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

Condition number(s)

7, 9, 10, 14, 18 & 24

Has the development already started?

☒ Yes

☐ No

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

18/03/2021

Has the development been completed?

☐ 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

Planning Condition 7b
Local Labour Recruitment

Please find the following documents attached:

- Construction Local Labour KPI Proposal and reporting Template Malmaison.
- Case Study – GMI Construction – MSV Housing.
- Case Study – GMI Construction – Unlocking Construction NW.

Planning Condition 9a and 9b
Sustainable Drainage Scheme

Please find detailed reports attached which confirm photographic evidence of construction/installation as per the design construction drawings.

- Form detail report Pipe work inspection 150mm
- Form detail report RC Slab MAL
- Form detail report Sub station base MAL
- Form detail report-202307120652
- Form detail report-202307120657
- Form detail report-202307120659
- Form detail report-202307120700
- Form detail report-Manhole SW FW inspection QA

Planning Condition 10b
Bird and Bat boxes

Please find confirmation attached of the numbers and locations of the bird and bat boxes to be provided.

- D460-LRW-ZZ-R1-DR-A-2014_BREEAM Proposed Bird and Bat Boxes-C01.

Planning Condition 14
Servicing Strategy

Please find confirmation attached illustrating the servicing strategy including a statement from Malmaison confirming their events management strategy and parking strategy for guests.

- Mal Manchester – Supplier Delivery Vehicle Information.
- Mal Manchester Service Schedule 14b) and c).

Planning Condition 18
Method for extraction of fumes, vapours, and odours

Please find confirmation attached of the final details of the method of extraction of fumes, vapours, and odours from the hotel / restaurant kitchen.

- Appendix A D460-VCK-XX-DR-Y-1004-C04
- Appendix B – JPS1105211MJD-B Malmaison_Pearl_Assurance_House_Manchester_(Ground_F1(1)).

Planning Condition 24
Proposed external lighting scheme

Please find confirmation of the proposed external lighting attached.

- 2023061111002758
- D460-LR-ZZ-ZZ-DR-A-0019_External Lighting Plan-P01

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

justin risley

Date

10/08/2023