

**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

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

James

Surname

Daycock

Company Name

Renaker

Address

Address line 1

1st Floor, NQ Building

Address line 2

47 Bengal Street

Address line 3

Ancoats

Town/City

Manchester

County

Country

Postcode

M4 6BB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full planning permission for the erection of two 52-storey residential buildings (Use Class C3) each incorporating a podium accommodating residential amenity facilities and ground and first floor commercial unites (Use Class A1, A2, A3, or D1), private and public basement car parking, landscaping and a public park, servicing arrangements, highways improvements, and associated works (Phases A, B and D as defined on Drawing Reference: 102Z1SHPG000PL00 B5D802 and 10292Z1SHPG000PLB1B5D801). Outline planning permission (with all matters reserved) for an educational facility (Use Class D1) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PL00B5D801)

Reference number

126668/FO/2020

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

02/08/2020

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

Condition number(s)

Condition 121

Has the development already started?

☒ Yes

☐ No

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

24/09/2020

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

Crown St Phase 2 - Air Quality Assessment
Condition 121 - Quantity of EVC's agreed

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Crown St - Phase 2 - CDN/23/0218

Date (must be pre-application submission)

22/06/2023

Details of the pre-application advice received

The quantity of EVC's to be provided on the scheme was checked as a previous application to discharge condition 121 was made (CDN/23/0218). This application was rejected on the basis that the air quality report refers to 10% EVC's where MCC have stated that this is insufficient and 20% should be provided. It should be noted that Condition 130 for this development is related specifically to EVC's and states that we need to provide the quantities set out in the drawings and documents. The document submitted at planning stage that referred to EVC's, was the Design and Access statement. Below is an extract from the Design and Access Statement which states that we should provide 10% EVC's. This was clarified with Lucy, who advised us to re-submit the application and explain this fact. An explanation document was produced and is attached to this application.

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

James Daycock

Date

26/06/2023