

**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

Land bound by Old Mill Street and Great Ancoats Street, Manchester, M4 6EE

Applicant Details

Name/Company

Title

Ms

First name

Emma

Surname

Payne

Company Name

Waterside Places c/o Muse Developments

Address

Address line 1

Riverside House

Address line 2

Irwell Street

Address line 3

Town/City

Salford

County

Country

UK

Postcode

M3 5EN

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

Variation of condition number 2 (specified plans) from planning approval reference 126669/FO/2020 to allow for amendments to: the ground floor internal layout with associated amendments to elevations and entrances, and waste area for the commercial unit; layout changes to level 11 and relocation of a door to access terrace and addition of photovoltaic cells to roof area; roof top based plant equipment and addition of associated screen; elevational alterations; and vehicular access gate to be changed to a swing gate with a consequential reduction in the number of car parking spaces from 19 to 17; and amendments to the approved Environmental Standards Statement and Energy Statement to reflect design changes for air permeability of the development.

Reference number

128850/JO/2020

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

15/04/2021

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

Condition number(s)

12a

Has the development already started?

- ☒ Yes
☐ No

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

06/09/2021

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

IW4-AME-XX-XX-TS-M-0021 Smoke Extract System - P02

IW4-RYD-00-11-DR-A-3011-PD-C03-Level 11 GA Plan

IW4-RYD-00-R1-DR-A-3016-PD-C01-Roof Level GA Plan

IW4-RYD-00-XX-DR-A-3800-PD-C01-GA Sections

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

email exchange

Date (must be pre-application submission)

02/12/2022

Details of the pre-application advice received

Agreed that submission could be made for the external plant that services the residential part of the development and that a separate and further submission would be made when the external plant that services the commercial part of the development was designed and confirmed.

Noted that the only external mounted plant that services the residential part of the development is the smoke extract fans and that these only operate in the event of an emergency and otherwise when being tested. The testing regime is twice yearly and the units would operate for approximately 30 minutes while service checks were undertaken.

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

Simon Fraser

Date

20/01/2023