


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

323

Suffix

Property Name

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M13 9PS

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

Easting (x)

384697

Northing (y)

396491

Description

Applicant Details

Name/Company

Title

mr

First name

Daniel

Surname

Stinton

Company Name

University of Manchester

Address

Address line 1

Estates and Facilities

Address line 2

Oxford Road

Address line 3

Town/City

Manchester

County

Country

Postcode

M13 9PL

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

Listed Building Consent for internal and external alterations and 4-storey extension to the Grade II Listed 323 Oxford Road including refurbishment of existing windows; weather-proofing works; elevation works including to entrance and front courtyard on Oxford Road, demolition of single storey lean-to structures to rear of existing property to allow for level access; removal of non-original internal partitions, suspended ceilings and fittings; alongside the installation of new rooftop plant and screen and associated works (associated full planning application reference 127104/FO/2020).

Reference number

127105/LO/2020

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

05/11/2020

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

Condition number(s)

Condition 3

Has the development already started?

☒ Yes

☐ No

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

24/05/2021

Has the development been completed?

☐ 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

3b, 3c,3d,3e 3f 3g

Discharge of Conditions

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

- b) Insulation proposed to the roof of the original building at 323 Oxford Road
- c) Cleaning, repairs, treatment and redecoration to all external features of the original building at 323 Oxford Road including but not limited to stucco, windows, sills, cornices etc.
- d) Method statement for removal of non-original items in the listed building including but not limited to cash machine, redundant signage etc and the making good of any damage caused bhy the removal of these non-original features.
127105/LO/2020 Page 5 of 7
- e) Cleaning, repairs and treatment of the roof, leadwork, parapet and and associated pipework.
- f) Method statement for the removal of non-original concrete steps and steel ramp to the front elevation, and for making good of any damage caused by their removal, and details and method statement for repair and/or reinstatement of the original stone steps.
- g) Method statement for the retention and repair of the original boundary plinth stones to Dover Street. And a detailed design for the proposed new cast iron railings, including samples and specifications and method statement for installation.

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

Tom Gaskell

Date

20/02/2023