

**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

38

Suffix

Property Name

Address Line 1

Mosley Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M2 3AZ

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

Easting (x)

384160

Northing (y)

398207

Description

38 - 42 Mosley Street And 57 Spring Gardens, Manchester, M2 3AZ

Applicant Details

Name/Company

Title

Ms

First name

Lauren

Surname

Gavaghan

Company Name

Bruntwood

Address

Address line 1

Union

Address line 2

Albert Square

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 6LW

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

LISTED BUILDING CONSENT for the refurbishment, alterations and selective demolition including installation of mechanical plant to roof of 57 Spring Gardens

Reference number

132738/LO/2022

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

04/07/2022

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

Condition number(s)

Condition 3 part f

Has the development already started?

☒ Yes

☐ No

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

05/07/2022

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

Condition 3 part f was partially discharged on 14.10.2022. The decision letter stated 'Part f. cannot be fully discharged unless and until samples of the repairs detailed within the above documents hereby approved have been approved in writing by the City Council as local planning authority and until details of the repairs to stairs have also been approved in writing by the City Council as local planning authority'.

During a site meeting with Emily Booth and Paula Burbicka on 07.11.2022 samples of repair works were presented. This included repairs to plaster, timber panelling and timber skirting. Photographs of the repair to the timber panelling and timber skirting are submitted as part of this application showing the quality of workmanship.

[Note: With regards to the stairs it was discussed on site that attempting to remove all existing coverings to the main stairs was not possible and would cause damage to underlying fabric (refer to submitted 'Main Staircase Proposal of Works' document). The approach is therefore to remove the top layer of covering only which can be undertaken without causing damage, and then to install a LVT covering with nosing (these details have previously been submitted in discharge of condition 3 part h and material samples presented at the site meeting with MCC on 07.11.2022). The painting and treatment of the main staircase balusters will be provided in due course].

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

Paul Butler Associates Ltd

Date

05/12/2022