

**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

25

Suffix

Property Name

Address Line 1

Rochdale Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 4HT

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

Easting (x)

384517

Northing (y)

398986

Description

Applicant Details

Name/Company

Title

First name

Maria

Surname

Wyngrove Ltd

Company Name

WSP

Address

Address line 1

PO BOX 145, LEVEL 6

Address line 2

10A PROSPECT HILL

Address line 3

Town/City

Douglas

Country

Isle of Man

Postcode

IM99 1FY

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

Country

Postcode

Contact Details

Primary number

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

Erection of a 11 storey 229 bedroom hotel (Use Class C1) with ancillary ground floor bar/restaurant together associated public realm and other associated works

Reference number

127537/FO/2020

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

19/10/2020

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

Condition number(s)

Conditions 5, 8 and 13

Has the development already started?

- ☐ 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

5) Notwithstanding the Phase 1 Preliminary Risk Assessment prepared by LK Group stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020, (a) before the development hereby approved commences, the following information shall be submitted for approval in writing by the City Council, as Local Planning Authority:

- Submission of site investigation proposals
- Submission of a site investigation and risk assessment report;
- Submission of a remediation strategy.

The development shall then be carried out in accordance with the approved details.

8) No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by Manchester Planning Authority - To approve the WSI

13) The development hereby approved shall be carried out in accordance with the Environmental Standards Statement prepared by Hydrock stamped as received by the City Council, as Local Planning Authority, on the 22 July 2020. A post construction review certificate/statement shall be submitted for approval, within a timescale that has been previously agreed in writing, to the City Council as Local Planning Authority. - To agree the timescales in writing.

Discharge of Conditions

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

Site investigation details (condition 5)
Written Scheme of Investigation (condition 8)
Timescale requirements for the Certificate of Environmental Standards (condition 13)

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

Maria Marks

Date

17/08/2022