MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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

Swan Street House

Address Line 1

Swan Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 5DF

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

Easting (x)

384509

Northing (y)

398858

Description

Swan Street House Swan Street Manchester M4 5DF

Applicant Details

Name/Company

Title

First name

Surname

Ridge Manchester s.a.r.l

Company Name

Address

Address line 1

17A Rue Des Bains

Address line 2

Address line 3

Town/City

Luxembourg

County

Country

Luxembourg

Postcode

-

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

Mr

First name

-

Surname

RW Planning

Company Name

Address

Address line 1

c/o 5 Henson Close

Address line 2

Hag Lane

Address line 3

Town/City

Bishop Auckland

County

Durham

Country

United Kingdom

Postcode

DL14 6WA

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 planning conditions 2 (Specified Plans) and 34 (Off-site Highway Works) attached to planning permission 121380/FO/2018 to omit street trees and wind baffles, and reduce size of external canopies.

Reference number

137589/JO/2023

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

19/06/2024

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

Condition number(s)

Condition 13(b)
Condition 14(a)
Condition 31
Condition 36

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

Condition 14(a) only

Discharge of Conditions

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

Please see supporting technical note from Hann Tucker Associates.
Please see supporting Cover Note in relation to Condition 36
Please see supporting Cover Note and Travel Plan from Mosodi in relation to Condition 31.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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.

- [x] I / We agree to the outlined declaration

Signed

- RW Planning

Date

06/11/2025