



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

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

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

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

Erection of 9 storey residential building (Use Class C3) comprising 89 residential units (28 x 1 bed and 61 x 2 bed) and conversion of and 3 storey extension to 32-34 Laystall Street for use as offices (Class E) with associated external works following demolition of outrigger and associated structures along with other associated works including access, servicing, landscaping and secure cycle parking

Reference number

128911/FO/2020 as amended by 133218/NMC/2022, 136217/NMC/2023, 137464/NMC/2023 and 138242/NMC/2023.

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

02/02/2022

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

Condition number(s)

20(c) – Footpath Reinstatement
20(d) - Biodiversity
20(f) – Building Cleaning
24(a), (b) and (c) – Drainage Verification, As Built Drawings, Management and Maintenance
28 – Externally Mounted Plant Acoustics
30 – Residential Acoustics Completion Report
32 – Local Benefit Outcomes Report
37 – Residential Management Strategy
40 – Parking Management Strategy
46 – Servicing and Access Strategy

Has the development already started?

- ☒ Yes
☐ No

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

01/12/2023

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

20(c) – Footpath Reinstatement

20(d) - Biodiversity

20(f) – Building Cleaning

24(a), (b) and (c) – Drainage Verification, As Built Drawings, Management and Maintenance

28 – Externally Mounted Plant Acoustics

30 – Residential Acoustics Completion Report

32 – Local Benefit Outcomes Report

37 – Residential Management Strategy

40 – Parking Management Strategy

46 – Servicing and Access Strategy

Discharge of Conditions

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

20(c):
220019-CLA-XX-XX-DR-D-100
220019-CLA-XX-XX-DR-D-101
220019-CLA-XX-XX-DR-D-102
220019-CLA-XX-XX-DR-D-103
220019-CLA-XX-XX-DR-D-105
220019-CLA-XX-XX-DR-D-110
220019-CLA-XX-XX-DR-D-120
220019-CLA-XX-XX-DR-D-210
220019-CLA-XX-XX-DR-D-211
220019-CLA-XX-XX-DR-D-500
220019-CLA-XX-XX-DR-D-700
220019-CLA-XX-XX-DR-D-701
220019-CLA-XX-XX-DR-D-1100
220019-CLA-XX-XX-DR-D-1101
220019-CLA-XX-XX-DR-D-1200
220019-CLA-XX-XX-DR-D-1201

20(d)
'Condition Discharge Statement Condition 20 (D)' prepared by Envirotech.

20(f)
'1383 Access and Maintenance Rev B' prepared by OMI architects.

24(a)
Drainage Verification Report Prepared by Koda, Appendix A.

24(b)
Drainage Verification Report Prepared by Koda, Appendix B.

24(c)
Drainage Verification Report Prepared by Koda, Appendix C.

28
"PLANT NOISE IMPACT ASSESSMENT - R2194-REP02-SJW", prepared by Red Acoustics.

30
"INTERNAL AMBIENT NOISE LEVEL COMMISSIONING - R2194-REP03-SJW", by Red Acoustics.

32
"Laystall Street - Local Benefit Report", and "Laystall street - Manchester City Council Local Laour Agreement KPI Performance Dashboard", prepared by Eric Wright Construction.

37
"DOVECOTE HOUSE Management Plan Dec25 (003)" Section 3 Management Services, prepared by Plumlife Property Management.

40
"DOVECOTE HOUSE Management Plan Dec25 (003)" Section 4 Parking Management, prepared by Plumlife Property Management.

46
"DOVECOTE HOUSE Management Plan Dec25 (003)" Section 2 Servicing and Maintenance Arrangements, prepared by Plumlife Property Management.

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 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.

☒ I / We agree to the outlined declaration

Signed

Nick Berry

Date

22/12/2025