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

Simon House

Address Line 1

Brownley Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 5RA

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

Easting (x)

382904

Northing (y)

386891

Description

Applicant Details

Name/Company

Title

Mr

First name

Charles

Surname

C/o Agent

Company Name

Teledata UK ltd

Address

Address line 1

C/o Agent

Address line 2

10 York Road

Address line 3

Town/City

LONDON

County

London

Country

London

Postcode

SE1 7ND

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Miss

First name

Vivienne

Surname

Goddard

Company Name

Union 4 Planning

Address

Address line 1

10 York Road

Address line 2

South Bank

Address line 3

York Road

Town/City

London

County

Country

United Kingdom

Postcode

SE17ND

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

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 condition 2 (specified plans) attached to planning permission 137424/FO/2023 to allow change of external and internal layout, together with the
introduction of flue and changes to elevational treatment.

Reference number

141245/JO/2024

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

06/12/2024

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

Condition number(s)

Condition 4b requires that:

".b) Prior to occupation of the development a verification report shall be required to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic consultant's report. The report shall also undertake post completion testing to confirm that acceptable criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria".

Has the development already started?

- [x] Yes
- [ ] No

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

06/05/2024

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

Cover letter- prepared by Union4
Chiller Acoustic Commissioning Report (30 September 2025) - prepared by Quantum Acoustics
Generator Commissioning Report (30 September 2025)- prepared by Quantum Acoustics
Details of building insulation materials/ specifications comprising
-Classification of Fire Resistance Performance in accordance with EN13501-2: 2007
-Eurobond Panels Structural Performance: Assessment of 175mm Europanel and Rainspan for Cold Clad
-Classification of Reaction to Fire Performance in Accordance with BS EN 13501-1:2018
-Rainspan produce data sheet

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

Vivienne Goddard

Date

23/02/2026