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: 89

Suffix:

Property Name:

Address Line 1: Albany Road

Address Line 2:

Address Line 3:

Town/city: Manchester

Postcode: M21 0BN

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

Easting (x): 381700

Northing (y): 394457

Description:

Applicant Details

Name/Company

Title

Mr

First name

Dvir

Surname

Newman

Company Name

Unicorn Grocery

Address

Address line 1

89 Albany Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M210BN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Sarah

Surname

Renshaw

Company Name

MCAU

Address

Address line 1

2 Commercial Street

Address line 2

Manchester

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M15 4RQ

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 single storey side extension to existing grocery store with external cycle storage for staff and installation of new cycle shelter to the front of the building, and retention of PV panels in connection with replacement roof.

Reference number

142726/FO/2025

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

16/10/2025

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

Condition number(s)

Condition 7

Has the development already started?

◯ 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 7 - Detailed construction management plan - refer to 251117 Unicorn Grocery MCAU notes for Planning updated with Dust and 251110 Unicorn CDM Construction

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?

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

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

CDN/25/1159- 89 Albany Road

Date (must be pre-application submission)

15/01/2026

Details of the pre-application advice received

An application was previously submitted to discharge the condition, further information was requested from Environmental Health and shared with us via the planning officer - this has now been added to this resubmission.

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

Sarah Renshaw

Date

05/03/2026