



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

11

Suffix

Property Name

Address Line 1

Symphony Park

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 7FS

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

Easting (x)

384284

Northing (y)

397425

Description

Applicant Details

Name/Company

Title

Mr

First name

Jamie

Surname

Alaise

Company Name

We Do Stuffs

Address

Address line 1

Unit L7

Address line 2

11 Symphony Park

Address line 3

Manchester

Town/City

Manchester

County

Manchester

Country

Postcode

M1 7FS

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant 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

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

Proposal: Blocks 7 and 8 - Erection of 17 storey building to comprise 266 residential apartments (Class C3) (14 studios, 56 x 1 bed, 168 x 2 bed and 28 x 3 bed) with top roof level private dining / media room / gardens, ground and mezzanine floor residential amenity uses including a gym and home working lounge, plus ground and mezzanine level commercial uses (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions - creche only) and D2 (Assembly and Leisure - gym only)) and associated access, servicing, and landscaping.

Reference number

111027/FO/2016/C1

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

29/03/2016

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

Condition number(s)

Condition 9
Condition 17
Condition 18a
Condition 18b
Condition 19
Condition 27
Condition 28
Condition 32
Condition 35

Has the development already started?

- ☒ Yes
☐ No

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

31/03/2016

Has the development been completed?

☒ Yes

☐ No

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

30/08/2017

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 9 – Secure by Design:

We have a contract with Chubb for intruder alarm monitoring and signalling.

Condition 17 – Hours

Document detailing proposed opening hours

Condition 18 a) Signage Strategy

Plans and CGI of the proposed signage for the outside of unit attached.

Condition 18b) - External Seating Area

Layout plan, and photos of proposed seating area and furniture.

Condition 19 – Plant noise

We have a attached document that shows the DbA out put of the plant and extraction being installed that shows the maximum output of the systems falls within guidance.

Condition 27 - Fumes

Ventilation system plans attached with output.

Condition 28 – Noise Use Commercial

We have a attached document that shows the DbA out put of the plant and extraction being installed that shows the maximum output of the systems falls within guidance.

Condition 32 – External Music

No external music so nothing attached to discharge this condition.

Condition 35 – Waste

Day to day waste management strategy

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

na

Date (must be pre-application submission)

22/10/2025

Details of the pre-application advice received

I spoke to James Brigman to request advive on the conditions that needed discharging for the development.

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

Hannah McNicol

Date

16/02/2026

Amendments Summary

Additional document added as requested.