



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

Mr

First name

Dave

Surname

Sweeting

Company Name

Guinness Partnerships

Address

Address line 1

73-75 India House Whitworth Street

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M1 6LG

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

Listed building consent for external alterations works to roof.

Reference number

Application number: 141300/LO/2024

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

13/12/2024

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

Condition number(s)

4) No scaffolding shall be installed unless and until a methodology and specification for the scaffolding and support structure for the listed building has been submitted to and approved in writing by the City Council as local planning authority. These documents shall include the locations of the scaffolding, the means of affixing to the building fabric, the location and types of any associated fixings to the building, details of how the

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building fabric would be protected from potential damage as a result of the erection of the scaffolding and details including physical samples and a method statement for the making good to the building fabric following the removal of the scaffold. The works to install and remove the scaffold shall be carried out fully and only in accordance with this approved information and all making good works shall be completed within three months of the removal of the scaffolding.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with policies SP1, CC9, EN1, EN 3 and DM1 of the Adopted Core Strategy for the City of Manchester, the Design and Principle of the Guide to Development in Manchester SPD and saved policies DC18.1 and DC19.1 of the Unitary Development Plan for the City of Manchester.

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

Please see the attached documents submitted in support of the discharge of Condition 4, which include:

Planning Statement for Discharge of Condition 4

Material Specification & Methodology for Infill of Tie Scars to Terracotta (including repair approach, colour matching trials, and lime-based mortar specification)

Ties into Listed Buildings methodology detailing installation procedures, least-invasive fixing methods, and pull testing requirements

External Access Scaffold Design – Rev D (Approval issue), including drawings, tie details, loading specifications, safety measures and compliance with relevant British Standards and guidance

All submitted information collectively details the proposed methodology, materials, and technical justification to demonstrate compliance with the condition requirements.

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

Bernard Taylor Partnership Limited

Date

25/11/2025