



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

21

Suffix

Property Name

Merchants Warehouse

Address Line 1

Castle Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M3 4LZ

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

Easting (x)

383098

Northing (y)

397539

Description

Grade 2 listed warehouse used for commercial purposes.

Applicant Details

Name/Company

Title

Mrs

First name

Sarah

Surname

Ramsbottom

Company Name

Castlefield Estates

Address

Address line 1

Eastgate

Address line 2

2 Castle Street

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M3 4LZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

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

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposal: Listed building consent internal fitout to first and second floors with removal of partitions

Reference number

Application number: 143965/LO/2025

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

05/11/2025

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

Condition number(s)

3) Notwithstanding the details as set out in condition 2 above, prior to the strip out works detailed in the 1241-TGA-XX-XX-SH-A-FI_40_78_00001 Revision P02 works index being implemented, a detailed methodology statement for the strip out works shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- details of methods and equipment used for careful removal and protection of historic fabric

The approved details shall be implemented as part of the development.

4) Notwithstanding the details as set out in condition 2 above, prior to any repair work being carried out, details of the methods and samples of the products for any making good detailed in the 1241-TGA-XX-XX-SH-A-FI_40_78_00001 Revision P02 works index shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Details of the methods and products used for the making good of fixings into original timber, plaster and brickwork
- Samples of each of the repair and reinstatement products.

The approved details shall be implemented as part of the development.

Has the development already started?

- ☐ 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

The application relates to full discharge of condition 03 and partial discharge of condition 04. We require a onsite meeting to discharge the physical samples included in condition 04. Methodology is included within this application.

Discharge of Conditions

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

Please refer to Method statement for removal works by Mountain Earth

Protection

Protect any architectural and historic structures with fire retardant corex sheeting and erect signage to make all contractors aware to ensure there is no damage. Corex sheeting is to be fixed to the structure using low tack tape, no intrusive fixings are to be used.

Fixings into historic timber structures

The proposal to make good timber structures would be to install timber dowels into the holes and carefully remove any paint. Specification of the timber dowels is to be agreed with the heritage architect.

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

Simon Davies

Date

15/01/2026