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

Eliza Yard

Address Line 1

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 6JW

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

Easting (x)

385223

Northing (y)

398801

Description

Land bounded by Poland Street to the west, Jersey Street to the south, the City Court Trading Estate to the north, and a surface car park to the east within Ancoats.

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Knight

Company Name

Manchester Life Development Company 3 Limited

Address

Address line 1

Unit 5 Royal Mills

Address line 2

17 Redhill Street

Address line 3

Ancoats

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M4 5BA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Jack

Surname

Whetton

Company Name

John Sisk & Son Ltd

Address

Address line 1

Centre Park

Address line 2

4 Ibis Ct

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA1 1RL

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

Original description: Erection of an 8 storey building to form 118 residential apartments (Use Class C3) and ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (583 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works. S.96a application: Non material amendment to planning permission 130354/FO/2021 amend drawings for details for the corner of the building at Jersey Street and the redundant canal arm (condition 2), amend the trigger in condition 9 to allow the commencement of the enabling works prior to the full sign off of the external materials and amend condition 14 to amend the Environmental Standards and Energy Statement. Additional S.96a application: Non material amendment to planning permission 130354/FO/2021 to amendment to wording of conditions 3,6,7,8 and 11 to allow phased commencement of drainage works. S.73 application: Variation of planning permission 130354/FO/2021 to vary planning conditions 2, 5, 10 , 15, 17, 20, 21, 25, 26, 27, 32, 33, 36, 43 and 45 to make elevational alterations, reconfigure internal floor space to increase number of apartments and reduce the commercial floor space, reduce building height and make amendments to the landscaping. Additional S.96a application: Non material amendment to planning permission 130354/FO/2021 to make elevational alterations. Additional S.96a application: Non material amendment to planning permission 139288/JO/2024 to modify landscaping and boundary treatment.

Reference number

130354/FO/2021

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

11/05/2021

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

Condition number(s)

13 and 39

Has the development already started?

- [x] Yes
- [ ] No

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

01/11/2023

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

Condition 13

Verification

- Keytec Installation QA sign off – Eliza Yard; Attenuation Tank Installation Certificate
- Eliza Yard – Attenuation Tank – Photo 1; Attenuation Tank Installation Photo
- Eliza Yard – Attenuation Tank – Photo 2; Attenuation Tank Installation Photo
- Eliza Yard – Attenuation Tank – Photo 3; Attenuation Tank Installation Photo

Management and Maintenance Plan

- EYJW-RBG-ZZ-ZZ-TR-C-000002; SuDS Maintenance Strategy Report
- Polystorm_Technical_Guide; Attenuation Tank Specification & Technical Guide
- polystorm-r_datasheet_-_issue_4_-_sept_17; Attenuation Tank Data Sheet

Condition 39

- BA10715C Signage Pre-Occupation Planning Conditions EY_251106; External Signage

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

Jack Whetton

Date

17/11/2025