



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

First name

Surname

-

Company Name

Capital & Centric (Adored) Ltd

Address

Address line 1

C/o Agent

Address line 2

C/o Agent

Address line 3

C/o Agent

Town/City

C/o Agent

County

Country

Postcode

M4 4AH

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

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Variation of conditions 2 (Specified Plans Condition), 8 (CEMP), 10 (Materials New Build) and 13 (SUDS) attached to application ref no 134193/JO/2022

Reference number

139434/JO/2024

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

04/04/2024

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

Condition number(s)

Conditions 6b(i), 10, 11, 12, 13, 16, 17, 18, 20, 21, 22 and 33

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

10 - New Build Materials
11 - Mill Materials

Discharge of Conditions

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

The following information is submitted to discharge Condition 6b(i):

- Signed letter from Capital & Centric which confirms there has been no change from the Geo-Environmental Site Assessment
- Original report Geo Environmental Site Assessment
- Letter from CRUK confirmed that awaiting letter from Capital & Centric demonstrating the site was not in use since the March 2019 Geo-environmental site assessment was undertaken

The following information is submitted to partly discharge Condition 10 and 11:

- Mill and New Build Sample Pack
- Supporting drawings and photos of the proposed material finishes

The following information is submitted to discharge Condition 12:

- Drawing for HARD LANDSCAPE DETAILS (2237-EXA-ZZ-ZZ-DR-L-00600)
- Drawing for KERB AND EDGING DETAILS (2237-EXA-ZZ-ZZ-DR-L-00601)
- Drawing for Planting Plan (2237-EXA-ZZ-ZZ-DR-L-00200) and Planting Schedule (2237-EXA-ZZ-ZZ-DR-L-00602)
- Drawing for Bird Box Locations (TM-MBA-MX-ZZ0DR-A-00-021)
- Drawing for Furniture Details (2237-EXA-ZZ-ZZ-DR-L-00602), (2237-EXA-ZZ-ZZ-DR-L-00603), (2237-EXA-ZZ-ZZ-DR-L-00604), (2237-EXA-ZZ-ZZ-DR-L-00605) and (2237-EXA-ZZ-ZZ-DR-L-00606)
- Drawing for LEVELS AND DRAINAGE PLAN (2237-EXA-ZZ-ZZ-DR-L-00300) and 2237-EXA-ZZ-ZZ-DR-L-00500 PODIUM SECTIONS
- Drawing for Planting Plan (2237-EXA-ZZ-ZZ-DR-L-00200) and Planting Schedule (2237-EXA-ZZ-ZZ-DR-L-00602) and PODIUM SECTIONS (2237-EXA-ZZ-ZZ-DR-L-00500)

The following information is submitted to discharge Condition 13:

- Surface Water Drainage Calculations (10531-WML-ZZ-XX-CA-C-9001 PO1)
- Proposed Drainage GA (10531-WML-ZZ-XX-DR-C-9001 CO8)
- Drainage Details (10531-WML-ZZ-XX-DR-C-9002 CO3)
- United Utilities response
- Applicant response to comments from Manchester City Council LLFA

The following information is submitted to discharge Condition 16:

- TM-MBA-M1-XX-DR-A-26-401
- TM-MBA-M1-XX-DR-A-26-403
- 2237-EXA-ZZ-ZZ-DR-L-00607 ZONE BENEATH ACCESS BRIDGE DETAILS
- 2237-EXA-ZZ-ZZ-DR-L-00608 ZONE BENEATH ACCESS BRIDGE DETAILS 2 (1)
- 10531-WML-MX-00-DR-S-4100, and;
- TM-MBA-M1-XX-DR-A-26-400

The following information is submitted to discharge Condition 17:

- TM-MBA-MX-XX-DR-A-00-200

The following information is submitted to discharge Condition 18:

- 2023-09 Talbot Mill – NBS L10
- TM-MBA-CP-XX-DR-A-31-250

The following information is submitted to discharge Condition 20:

- TM-MBAMX-00-DR-A-26-450.

The following information is submitted to discharge Condition 22:

- TM-MBA-MX-CY-DR-A-23-653
- TM-MBA-NB-XX-DR-A-21-555
- TM-MBA-NB-XX-DR-A-21-708

The following information is submitted to discharge Condition 33:

- 2237-EXA-ZZ-ZZ-DR-L-00100 GENERAL ARRANGEMENT PLAN
- 2237-EXA-ZZ-ZZ-DR-L-00200 PLANTING PLAN
- 2237-EXA-ZZ-ZZ-DR-L-00201 PLANTING SCHEDULE
- 2237-EXA-ZZ-ZZ-DR-L-00600 HARD LANDSCAPE DETAILS
- 2237-EXA-ZZ-ZZ-DR-L-00700 SOFT LANDSCAPE DETAILS.

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Alex Welby

Date

20/10/2025