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

109-127

Address Line 1

Market Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M60 1TA

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

Easting (x)

384252

Northing (y)

398399

Description

Applicant Details

Name/Company

Title

First name

Surname

N/A

Company Name

Address

Address line 1

N/A

Address line 2

N/A

Address line 3

N/A

Town/City

County

Country

N/A

Postcode

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

First name

Eleanor

Surname

Scrafton

Company Name

Deloitte LLP

Address

Address line 1

100 Embankment

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M3 7FB

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: Development comprising erection of four storey roof-top extension (for use within Class E (Commercial, Business and Service Uses); for use of floors 1-7 for use within Class E (Commercial, Business and Service Uses) and change of use of the basement and ground floor to permit Use Class E (Commercial, Business and Service Uses) and Drinking Establishments and Hot Food Takeaway (Sui Generis) use, external works associated with the formation of new ground floor entrances, sub-division of the ground floor into 9 units; works to windows including replacements, creation of winter gardens on the 6th floor; creation of external roof top amenity spaces; installation of new rooftop plant; the provision of secure cycle parking (255 spaces) in sub basement and other associated works.

Section 73: Variation of conditions 2 (Drawings and Plans), 6 (CMP) , 7 (Local Labour), 9 (Details pre commencement), (10) Conservation Strategies, 13 (Public Realm), 15 (Acoustic Insulation) 20 (Embodied Carbon) and 21 (Operational Energy) attached to planning permission 127881/FO/2020 (as amended by 136975/NMC/2023 and 138895/NMC/2023 to make minor amendments including changes to the ground floor layout, changes to roof top design and layout, introduction of plant room to 7th floor, rationalisation of facade detailing, removal of 6th floor winter garden, and incorporation of green roof.

Reference number

Original: 127881/FO/2020
Section 73: 141594/JO/2024

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

17/04/2025

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

Condition number(s)

Condition 9c, 11, and 39.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

Please see covering letter.

Discharge of Conditions

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

Please see covering letter.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

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

Surname

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

Reference

Date (must be pre-application submission)

17/09/2025

Details of the pre-application advice received

Review and confirmation of submission approach.

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

Michaela Cummings

Date

07/11/2025