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

Eddie Newcomb Building

Address Line 1

Burlington Street

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M13 9PL

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

Easting (x)

384631

Northing (y)

396360

Description

Eddie Newcomb Building, Burlington Street, Manchester

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Connolly

Company Name

University of Manchester

Address

Address line 1

Estates Design Services Group

Address line 2

4th Floor Beyer Building

Address line 3

Oxford Road

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M13 9PL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Klaire

Surname

Daggatt

Company Name

Fairhurst Architects

Address

Address line 1

5th Floor 31 Dale Street

Address line 2

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M1 1EY

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 internal refurbishment and reconfiguration with associated external alterations

Reference number

143916/LO/2025

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

17/12/2025

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

Condition number(s)

3, 4, 5, 7a, b, 8, 9, 10

Has the development already started?

- [x] Yes
- [ ] No

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

13/04/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

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

Drawings as noted below:

Condition 3 - See Reports below

Condition 4 - 7808-FA-EN-00-DR-A-11300 - Proposed LGF & LGF.M Door and Screen Reference Plan-C05, 7808-FA-EN-00-DR-A-23210 - Proposed Door Elevation B.003 Type 2C Details-C03, 7808-FA-EN-00-DR-A-23211 - Proposed Door Elevation B.002 Type 2C Details-C03, 7808-FA-EN-00-DR-A-31100 - Internal Door Type Elevations and Details-C05

Condition 5 - 7808-FA-EN-00-DR-A-23212 - Works to Existing Door B.003-C03

Condition 6- see specification and reports below

Condition 7 a) see reports below
Condition 7 b) 7808-FA-EN-00-DR-A-11700 - Proposed LGF & LGF.M GA Floor Finishes-C04, 7808-FA-EN-00-DR-A-11701 - Proposed LGF & LGF.M GA Wall Finishes-C04, 7808-FA-EN-00-DR-A-14102 - Proposed LGF & LGF.M Ceiling Type Plans-C03,7808-FA-EN-00-DR-A-33300 - Teapoint Details-C04, Eddie Newcombe Building Proposal Deco UK 2026-05-06

Condition 8 7808-FA-EN-00-DR-A-23213 - Acoustic Fixing Details-C03, 7808-FA-EN-00-DR-A-34101 - C-Sheet- B.003A Typical New Meeting Room-C04, 7808-FA-EN-00-DR-A-34102 - C-Sheet- B.005 Office-C04, 7808-FA-EN-00-DR-A-34106 - C-Sheet- B.003 Central Breakout Area-C03

Condition 9 - see data sheets below

Condition 10 - 7808-FA-EN-00-DR-A-32100 - Internal Screen Elevations, Details and Schedule-C03

Reports:
Condition 3 -0406325-HLE-Design Note-Eddie Newcombe Services Rationalisation

Condition 6 - C1426-RAMS - Eddie Newcombe 06.05.2026 - Plaster Repairs

Condition 7a) fairhurst-design-its-computer-science-uom-eddie-newcombe existing flake sample colour survey (note existing colour references are matched to Crown Paint colourways)

Specifications / Data Sheets:
Condition 3 - 7808 EN-7808-FA-EN-ZZ-SP-91-100 M20 ITS Computer Science Eddie Newcombe NBS-2025-10-28 M20 Replacement Plaster specification

Condition 6 - 7808 EN-7808-FA-EN-ZZ-SP-91-100 ITS Computer Science Eddie Newcombe M20 NBS

Condition 9 - Metal Galvanised Conduits, Surface mounted socket outlet, Tamlex Cable Management - Dado in galvanised finish to match conduits

Samples provided on site at meeting held 27.04.26 and followed by email dated 05.05.26 for further floor samples

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

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

First Name

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

Surname

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

Reference

Site review of Materials and Conditions / drawings

Date (must be pre-application submission)

27/04/2026

Details of the pre-application advice received

On site visit to review finishes proposed, details of alterations with conditions and removal works in progress relating to ceilings and finishes.

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.

- [x] I / We agree to the outlined declaration

Signed

- Fairhurst Architects

Date

08/05/2026