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

Greenheys Business Centre

Address Line 1

Pencroft Way

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M15 6JJ

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

Easting (x)

384267

Northing (y)

396286

Description

Applicant Details

Name/Company

Title

First name

Surname

.

Company Name

Bruntwood SciTech Limited

Address

Address line 1

Union

Address line 2

Albert Square

Address line 3

Town/City

Manchester

County

Greater Manchester

Country

Postcode

M2 6LW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Conor

Surname

Vallelly

Company Name

CV Planning

Address

Address line 1

452 Stockport Road

Address line 2

Heaton Chapel

Address line 3

Town/City

Stockport

County

Greater Manchester

Country

GB

Postcode

SK4 5DL

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

Erection of 7-storey building including a full plant level; comprising office and laboratory floorspace (Use Class E) including sample storage at Ground Floor; associated cycle parking, hard and soft landscaping, access and servicing and other associated works

Reference number

136934/FO/2023 AS AMENDED BY 139307/NMC/2024

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

28/07/2023

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

Condition number(s)

8,15,27,30,35,38 & 40.

Has the development already started?

- [x] Yes
- [ ] No

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

12/05/2024

Has the development been completed?

- [ ] Yes
- [x] 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

15 a).

Discharge of Conditions

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

- Condition 8 – sustainable drainage scheme details and ongoing management plan
- Condition 15 – details of local benefit scheme (employment)
- Condition 27 – building servicing/deliveries management plan
- Condition 30 – design/specification and location of air source heat pumps
- Condition 35 – design/specification and location of solar panels
- Condition 38 – car parking provision/management plan
- Condition 40 – operation and hours of use for roof terrace

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?

- [ ] Yes
- [x] 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

Conor Vallelly

Date

11/05/2026