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

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)

383800

Northing (y)

399027

Description

Land Bounded By Great Ducie Street And Mirabel Street Manchester, M3 1PJ

Applicant Details

Name/Company

Title

Mr

First name

Tom

Surname

Chambers

Company Name

One Heritage Group plc

Address

Address line 1

80 Mosley Street

Address line 2

77 Denasgate

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 3FX

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

Mr

First name

Alan

Surname

Yarwood

Company Name

DAY-Architectural Ltd

Address

Address line 1

Studio 1

Address line 2

Lancaster Buildings

Address line 3

77 Deansgate

Town/City

Manchester

County

Country

Postcode

M3 2BW

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 new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 7 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building

Reference number

122280/FO/2019

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

26/02/2019

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

Condition number(s)

20 - Acoustics (Residential)

Has the development already started?

- [x] Yes
- [ ] No

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

01/03/2023

Has the development been completed?

- [ ] Yes
- [x] 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

J003897-9019-DH-01 Condition 20 Verification Methodology - One Victoria - Great Ducie St, Manchester
J003897-9458-DH-01 One Victoria - Condition 20 - Commissioning Response

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

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

Surname

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

Reference

One Victoria - planning condition 20(b).

Date (must be pre-application submission)

20/01/2026

Details of the pre-application advice received

EHO will accept the clarification regarding the height assessment. Ideally formal comment should be provided in the final verification report to confirm our comments of 13th May 2025 and acknowledged in the PDA assessment dated 6th August 2025 but they will accept the comments and this has been addressed.

Regarding the exceedances, particularly within the 63dB frequency bands, EHO's hadn't agreed this relaxation previously. Whilst we may look to agree minor exceedances if they are short term, the 4dB and 5dbB exceedances would seem excessive and will require further explanation. Could have further detail / extrapolated data to demonstrate how frequently the exceedances occurred during the measurement period?

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

Alan Yarwood

Date

21/04/2026