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

Land Between Junctions Moss Lane East And Barnhill Street

Address Line 1

Princess Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M14 4TE

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

Easting (x)

383863

Northing (y)

395797

Description

Erection of six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10- storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works

Applicant Details

Name/Company

Title

First name

Surname

Mosscare StVincents Housing Group

Company Name

Address

Address line 1

7th Floor

Address line 2

Trafford House

Address line 3

Chester Road

Town/City

Stretford

County

Manchester

Country

Postcode

M32 0RS

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

First name

JESSICA

Surname

CURRAN

Company Name

Address

Address line 1

Chepstow House

Address line 2

Trident Business Park

Address line 3

Town/City

Warrington

County

Country

Cheshire

Postcode

WA36BX

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 six residential blocks, following demolition of existing buildings and structures, to provide a total of 212 dwellings (Use Class C3) comprising: one 10- storey building accommodating 86 apartments; four buildings of 5 to 6 storeys (including attic storeys) accommodating a total of 119 apartments; and 7 three-storey townhouses; together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage, and other associated works

Reference number

143777/FO/2025

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

19/08/2025

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

Condition number(s)

Condition 20 - Preliminary Risk Assessment / Ground Conditions
Condition 38 - ASHP Details to the Facade

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

Condition 20 - Part (a) - Preliminary Risk Assessment submission for pre-commencement

Discharge of Conditions

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

Condition 20 -
Documents - (1)Report 20260031(C1876)_V01 - Remediation Letter - Barnhill Street Moss Side
(2) GSA Phase II
(3) 20260034(C1876)_V01 - CW PRA - Barnhill Street Moss Side - Pre Risk Assessment

Condition 38 - AHSP Detailing to the Facade
Documents - (1) 1215-MCAU-T-21-ABCDE-012-ASHP Ventilation in the brickwork
(2) 3522-CWC-1B-ZZ-DR-M-5001 - Typical 1 Bed Apartment 1
(3) 3522-CWC-2B-ZZ-DR-M-5001 - Typical 2 Bed Apartment 1
(4) Titon FireSafe Single Air Brick-Fire rated airbrick- colour
(5) 1215-MCAU-BCD-21-02-P4 3 - Proposed Blocks B C&D - Section Details
(6) 1215-AB-05-01-P15 1- Proposed Blocks A&B Princess Road
(7) ASHP Photos As Built Examples

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?

- [ ] The agent
- [x] 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.

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

Signed

JESSICA CURRAN

Date

12/05/2026