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: 66

Suffix:

Property Name:

Address Line 1: Jersey Street

Address Line 2: Ancoats

Address Line 3:

Town/city: Manchester

Postcode: M4 6JW

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

Easting (x): 385235

Northing (y): 398744

Description:

Land bounded by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east in Ancoats, Manchester

Applicant Details

Name/Company

Title

Mr

First name

Ian

Surname

Knight

Company Name

Manchester Life Development Company 3 Limited

Address

Address line 1

Unit 5 Royal Mills

Address line 2

17 Redhill Street

Address line 3

Ancoats

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M4 5BA

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

Jack

Surname

Whetton

Company Name

John Sisk & Son Ltd

Address

Address line 1

Centre Park

Address line 2

4 Ibis Ct

Address line 3

Town/City

Warrington

County

Country

United Kingdom

Postcode

WA1 1RL

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 description: Erection of two, 8 storey residential buildings (Use Class C3a) with associated ground floor commercial (Use Class E) and ancillary amenity space, together with cycle and car parking, landscaping and public realm and other associated works following demolition of existing structures. S.96a application: Non material amendment to planning permission 133769/FO/2022 to alter wording of conditions 3, 5, 6, 7, 9, 10, 11, 12, 14 and 48 to allow commencement of phased drainage works. S.73 application: Variation of Conditions 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 18, 20, 22, 24, 28, 29, 30, 31, 36, 37, 40 attached to planning permission ref: 133769/FO/2022 (as amended by 136201/NMC/2023) for a residential scheme (Use Class C3) with ground floor commercial floorspace (Use Class E (a),(c),(g)(i)) (to 529.40 sqm) together with amenity space, car and cycle parking provision, hard and soft landscaping, access, servicing and other associated works to incorporate changes to the mix of apartments, a reduction in the quantum of commercial floorspace, changes to the building facade and a reduction to the building height. Additional S.96a application: Non material amendment to planning permission 139289/JO/2024 to make elevational alterations, update commercial signage and alteration to boundary treatment. Additional S.96a application: Non-material amendment comprising of minor landscape changes to gates, fencing, levels, drainage, door guards & edgings pursuant to planning permission 139289/JO/2024.

Reference number

133769/FO/2022

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

13/05/2022

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

Condition number(s)

16 and 19B

Has the development already started?

- [x] Yes
- [ ] No

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

01/11/2023

Has the development been completed?

◯ Yes
⊘ 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

Condition 16

Verification

- Keytec Installation QA sign off – Jersey Wharf; Attenuation Tank Installation Certificate
- Jersey Wharf – Attenuation Tank – Photo 1; Attenuation Tank Installation Photo
- Jersey Wharf – Hydrobrake – Photo 1; Hydrobrake Installation Photo
- Jersey Wharf – Permeable Paving – Photo 1; Permeable Paving Installation Photo
- Jersey Wharf – Permeable Paving – Photo 2; Permeable Paving Installation Photo

Management and Maintenance Plan

- EYJW-RBG-ZZ-ZZ-TR-C-000003; SuDS Maintenance Strategy Report
- Polystorm_Technical_Guide; Attenuation Tank Specification & Technical Guide
- polystorm-r_datasheet_-_issue_4_-_sept_17; Attenuation Tank Data Sheet

Condition 19B

- 023295-R25-B Planning condition 19b discharge report (Jersey Street); Plant Noise Verification Report

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

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

Jack Whetton

Date

21/05/2026