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 at

Address Line 1

City Works, Welcomb Street

Address Line 2

Openshaw

Address Line 3

Town/city

Manchester

Postcode

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

Easting (x)

387928

Northing (y)

397217

Description

The site consists of the former Manchester School of Building, Welcomb Street, Manchester, M11 2NJ

Applicant Details

Name/Company

Title

First name

Joe

Surname

Burnett

Company Name

NSJV Ltd

Address

Address line 1

Centrix House

Address line 2

Crow Lane East

Address line 3

Town/City

Newton-le-Willows

County

Country

United Kingdom

Postcode

WA12 9UY

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

Sam

Surname

Gallimore

Company Name

AEW Architects

Address

Address line 1

Trinity Court

Address line 2

16 John Dalton Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 6HY

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 4no. two storey industrial buildings (Classes E(g)(ii)(iii), B2 and B8) following the demolition of existing buildings together with associated service yards, car parking, electric vehicle charging points, amended site access, refuse storage facilities, substations, boundary treatments, landscaping, and associated works and infrastructure.

Reference number

139997/FO/2024

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

25/11/2024

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

Condition number(s)

5c, 13, 14c, 15b, 17b and 30b

Has the development already started?

- [x] Yes
- [ ] No

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

30/06/2025

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

Condition 5 Part 'b'
Condition 13 (full)
Condition 14 part 'c'
Condition 15 part 'b'
Condition 17 part 'b'
Condition 30 part 'b'

Discharge of Conditions

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

Condition 5c
- Site Investigation Report ref: 220711 R JER9536 Welcomb St Phase 2 V1 R0

Condition 13
- Noise Management Plan ref: R2466-T01 City Works Openshaw

Condition 14c
- Noise Verification Report ref: R2466-T02 City Works Openshaw

Condition 15b
- Noise Verification Report ref: R2466-T02 City Works Openshaw

Condition 17b
- Air Quality Report Statement ref: MG_AQ Response to Condition 17_Welcomb Street_07052026

Condition 30b
- Local Labour Closure Statement ref: CODA_Condition30_Local_Labour_Closure_Statement (002) V3
- Local Labour Cover Letter ref: MCC Covering letter V2

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] 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
⊘ 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

- AEW Architects

Date

16/06/2026