MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
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PO Box 532 Town Hall
Manchester M60 2LA

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning 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: 4

Suffix:

Property Name: Lockes Yard

Address Line 1: Great Marlborough Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M1 5AL

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

Easting (x): 384033

Northing (y): 397362

Description:

Applicant Details

Name/Company

Title

Mr

First name

Idris

Surname

Bapu

Company Name

Taylor Wimpey PLC

Address

Address line 1

Gate House

Address line 2

Turnpike Road

Address line 3

Town/City

High Wycombe

County

Buckinghamshire

Country

United Kingdom

Postcode

HP12 3NR

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

David

Surname

Smart

Company Name

Jefferson Sheard Architects

Address

Address line 1

Unit 9 The Forum

Address line 2

Minerva Business Park

Address line 3

Town/City

Peterborough

County

Country

GB

Postcode

PE2 6FT

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- [x] Yes
- [ ] No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

Fire barriers will be upgraded within the façade wall construction as highlighted in the proposed scoping elevation drawings.

- The existing combustible timber T&G cladding balcony dividers will be replaced with the Cedral Click Fibre Cement cladding system, fire rated to minimum A2-s1, d0 and ensure the colour matches the existing finish.
- Existing Timber decking on balconies to be replaced with Ryno Balcasmart decks fire rated to minimum A2-s1, d0
- Fire Barriers to be installed along horizontal and vertical compartment lines of the Curtain Wall system and surround in brickwork to form compartments
- Vent fittings where necessary will be replaced with like for like non-combustible products.
- All fixtures and fittings from facades where necessary to facilitate works including, CCTV cameras, signage, access control call points, light fixtures, rainwater goods and associated fixings will be removed, retained, and reinstated prior to completion.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- [ ] Yes
- [x] No

Has the proposal been started?

- [ ] Yes
- [x] No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

Properties developed by the same Client as applying for remediation (Taylor Wimpey PLC), to the best of our knowledge they were applied to be built as applied for

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

1. 2534-JSA-LOC-XX-DR-A-04101-T1_Existing Elevation 01Block A
2. 2534-JSA-LOC-XX-DR-A-04102-T1_Existing Elevation 02 Block B
3. 2534-JSA-LOC-XX-DR-A-04201-T2_Proposed Elevation 01 Block A
4. 2534-JSA-LOC-XX-DR-A-04202-T1_Proposed Elevation 02 Block B
5. 2534-JSA-LOC-XX-DR-A-00001-P1_Site_Location_Plan
6. Design Statement Lockes Yard

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

C3 - Dwellinghouses

Is the proposed operation or use

- [x] Permanent
- [ ] Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The undertaking of the façade remedial works to add in suitable remedial fire-stopping measures will have no change to the outer aesthetics of the building as products are being replaced like-for-like where necessary.

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

◯ Yes
⊘ No

Interest in the Land

Please state the applicant's interest in the land

◯ Owner
◯ Lessee
◯ Occupier
⊘ Other

If Other, please give the names and addresses of anyone who has an interest in the land and state the nature of their interest (if known)

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

Have they been informed of the application?

⊘ Yes
◯ No

Declaration

I/We hereby apply for Lawful development: Proposed use 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

David Smart

Date

08/07/2026