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

Heaton Park, Heaton Hall

Address Line 1

Middleton Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M25 2SW

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

Easting (x)

383329

Northing (y)

404429

Description

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Obrien

Company Name

Manchester City Council

Address

Address line 1

Parks Development Programme Team

Address line 2

Level 1, Town Hall Extension

Address line 3

St Peters Square

Town/City

Manchester

County

Country

United Kingdom

Postcode

M60 2LA

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

First name

Damien

Surname

Woolliscroft

Company Name

Buttress Architects Ltd

Address

Address line 1

41 Bengal Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M4 6AF

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

Listed Building Consent - Internal refurbishment of the Grade I listed Orangery at Heaton Hall including internal and external repairs, new mechanical and electrical equipment alongside new facilities to provide a multi functional dining / event space for a future operator.

Reference number

139267/LO/2024

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

25/09/2024

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

Condition number(s)

6) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of the relevant section of work, additional details of the following items shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) The proposed chute and overflow to parapet

Has the development already started?

- [x] Yes
- [ ] No

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

01/06/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

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

6) Notwithstanding the details included within the documents listed under condition no.2 of this approval, prior to the undertaking of the relevant section of work, additional details of the following items shall be submitted to and approved in writing by the City Council as Local Planning Authority.

b) The proposed chute and overflow to parapet

Discharge of Conditions

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

New lead lined chute 175mm (w) x 100mm(h) formed through the stone parapet to provide rainwater overflow from the roof. Refer to detail attached for more information on materials and specification, as well as forming of detail.

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?

- [x] 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

Date (must be pre-application submission)

26/06/2026

Details of the pre-application advice received

Reviewed the proposed design and detail and agreed the strategy in principal with Paul Mason.

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

Buttress Architects

Date

10/07/2026