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

Address Line 1

LAND BOUND BY KING STREET WEST, ST MARYS PARSONAGE, GARDEN LANE AND SMITHY LANE

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

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

Easting (x)

383527

Northing (y)

398393

Description

LAND BOUND BY KING STREET WEST, ST MARYS PARSONAGE, GARDEN LANE AND SMITHY LANE, MANCHESTER, M3 2JP

Applicant Details

Name/Company

Title

First name

Nikki

Surname

.

Company Name

Relentless Investments

Address

Address line 1

St Andrews Chambers,

Address line 2

21 Albert Square,

Address line 3

Town/City

Manchester

County

UK

Country

United Kingdom

Postcode

M2 5PE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Ms

First name

Nikki

Surname

Sills

Company Name

Zerum Planning Ltd

Address

Address line 1

South Central

Address line 2

Suite 4E, 11 Peter Street

Address line 3

Town/City

Manchester

County

UK

Country

GB

Postcode

M25QR

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 14 storey building and the refurbishment of the existing buildings at 3 Smithy Lane and Carriage Works on Garden Lane / St Mary's Parsonage with ground floor extension to form office accommodation (Class E) with front of house and commercial floorspace at ground floor (Class E) with associated landscaping and other works following demolition of existing buildings at 27-29 King Street West and 31-33 King Street West and link bridge from Carriage Works on Garden Lane / St Mary's Parsonage to 3 St Mary's Parsonage

Reference number

135028/FO/2022 and OTH-2026-000331

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

08/09/2023

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

Condition number(s)

5, 9 and 12

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

see cover letter. relates to phase 1 only

Discharge of Conditions

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

Demolition Management Plan and Method Statement for Link Bridge Removal, prepared by Midway Construction Management – Rev A

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

Reedham House

Date (must be pre-application submission)

07/07/2026

Details of the pre-application advice received

submit application

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

Nikki Sills

Date

08/07/2026