Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

Manchester

Publication of applications on planning authority website

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".

Address Line 1

90 Market Street

Address Line 2

-

Address Line 3

-

Town/City

Manchester

County

Manchester

Postcode

M1 1PB

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

Easting (x)

384168

Northing (y)

398404

Description of site location

-

Applicant Details

Name/Company

Title

Mango Ltd

First Name

-

Surname

-

Address

Address Line 1

6th Floor

Address Line 2

Manfield House

Address Line 3

1 Southampton Street

Town/City

London

County

-

Country

United Kingdom

Postcode

WC2R 0LR

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax Number

REDACTED

Email address

REDACTED

Agent Details

Name/Company

Title

Mr

First Name

Tony

Surname

Markwick

Company Name

Markwick Architects

Address

Address Line 1

51a St. Peters Street

Address Line 2

-

Address Line 3

-

Town/City

South Croydon

County

-

Country

United Kingdom

Postcode

CR2 7DG

Contact Details

Primary number

REDACTED

Secondary number

REDACTED

Fax number

REDACTED

Email Address

REDACTED

Description of Proposed Works

Please describe the proposed works

Retention of existing retail unit.
Currently access to the unit from Market Street is via a raised security shutter - the doorway is open.
This proposal is to retain the security shutter, but install electrically operated automatic opening entrance doors so as to retain heat within the unit.

Has the work already been started without consent?

◯ Yes
⊘ No

Site Information

Site Area

430 sq. metres

Existing Use

Current Use of Site

Retail shop unit

Is the Site Currently Vacant?

◯ Yes
⊘ No

Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ◯ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Doors
Existing materials and finishes	Electrically operated black security shutter
Proposed materials and finishes	New electrically operated automatic glazed entrance doors with black polyester powder coated black (RAL 9005) frames.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ⊘ Yes
- ◯ No

If Yes, please state references for the plans, drawings and/or design and access statement

2603_600 Site Location and Block Plan
MANGO MANCHESTER - Existing basement - 100726
MANGO MANCHESTER - Existing Ground Floor - 100726
MANGO MANCHESTER - Existing Section A - 100726
MANGO MANCHESTER - Existing Section B - 100726
MANGO MANCHESTER - Existing Shopfront - 100726
MANGO MANCHESTER - Ground Floor New Access doors - 100726
MANGO MANCHESTER - Section A New Access doors - 100726
MANGO MANCHESTER - Section B New Access doors - 100726
MANGO MANCHESTER - Shopfront New Access doors - 100726
Mango Manchester Design and Access Statement
20260410_173226_Greggs Doors
20260410_173239_Chon Cha Doors
20260410_173320_Uniglo Doors
20260410_173344_Barclays Doors
20260410_173348_Sketchers Doors
20260410_173404_Mango Unit
20260410_173419_Mango Unit
20260410_173440_Mango Unit
20260410_173450_Mango Unit
20260410_173504_Gym Doors
20260410_173542_Mango Unit

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

◯ Yes
⊘ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

◯ Yes
⊘ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

◯ Yes
⊘ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ◯ Yes
- ⊘ No

Are there any new public roads to be provided within the site?

- ◯ Yes
- ⊘ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ◯ Yes
- ⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ◯ Yes
- ⊘ No

Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ◯ Yes
- ⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ◯ Yes
- ⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ◯ Yes
- ⊘ No

Will the proposal increase the flood risk elsewhere?

- ◯ Yes
- ⊘ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☑ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

- ◯ Yes
- ⊘ No

Reason 1

Reason for Exemption

Development subject to the de minimis exemption (development below the threshold)

Site Size

Under 25 square meters

Justification

The proposal is for a pair of new glazed entrance doors into an existing opening

Foul Sewage

Please state how foul sewage is to be disposed of

Mains sewer

Are you proposing to connect to the existing drainage system?

No

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

- ◯ Yes
- ⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ◯ Yes
- ⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ◯ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ◯ Yes
- ⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ◯ Yes
- ⊘ No

Employment

Will There Be Existing or Proposed Employees?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening Relevant?

⊘ Yes
◯ No

Use Class	Mon-Fri	Saturday	Sun/Bank Holiday
E(a)	Unknown	Unknown	Unknown

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

◯ Yes
⊘ No

Waste Management

Is This a Waste Management Development?

◯ Yes
⊘ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

◯ Yes
⊘ No

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?

Agent

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
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ◯ Yes
- ⊘ No

Have You Given Notice to All Owners/Tenants?

- ⊘ Yes
- ◯ No

Certificate B

I certify that I have given the requisite notice to everyone else who, on the day 21 days before the date of this application, was the owner and/or agricultural tenant of any part of the land to which this application relates.

Certificate Type

Notice given to all owners

Name	Address	Date Notice Served
CBRE	1, St. Peter's Square, Manchester, M2 3DE	15/07/2026

Person Role

The Agent

Title

Mr

First Name

Tony

Surname

Markwick

Declaration Date

15/07/2026

Declaration Made

- ⊘ Yes
- ◯ No

Declaration

I/We hereby submit this Application for Planning Permission 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 agree to the outlined declaration

Signed	Date
Tony Markwick	17/07/2026