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: 59

Suffix:

Property Name:

Address Line 1: Cross Street

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M2 4JW

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

Easting (x): 383846

Northing (y): 398199

Description:

## Applicant Details

### Name/Company

Title

Mr

First name

Rob

Surname

Lake

Company Name

Zambrero UK

### Address

Address line 1

13 Eastcheap

Address line 2

Address line 3

Town/City

London

County

Country

Postcode

EC3M 1BN

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

Joshua

Surname

Phillips

Company Name

Ampersand Associates Ltd.

### Address

Address line 1

3 The Old Stables

Address line 2

Cannons Mill Lane

Address line 3

Town/City

Bishops Stortford

County

Country

Postcode

CM23 2BN

## 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

Resolvement of conditions 3 & 4, within Decision Notice - PLA-2026-000394.
Development: "Retention of extract vent."

Reference number

PLA-2026-000394

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

06/08/2026

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

Condition number(s)

3. 4.

Has the development already started?

- [x] Yes
- [ ] No

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

09/04/2024

Has the development been completed?

- [x] Yes
- [ ] No

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

31/12/2024

## Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

## Discharge of Conditions

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

3) Amended, applied NIA (Noise Impact Assessment), providing comprehensive description of noise impact.
"Context for the impact from the kitchen extract on the closest residences: The predicted kitchen extract noise level at the receptor is 21dB below the background noise with a +3dB rating applied. Typically a level 10dB below background would be inaudible so we can be confident that the extract noise will easily meet the LA criteria."
4) Decorate 1no louvre vent (Bow Lane facade) black. Use durable exterior-grade metal coating, ideally to RAL 9005, satin finish.

## Site Visit

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

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ 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

**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

PLA-2026-000572

Date (must be pre-application submission)

05/08/2026

Details of the pre-application advice received

Ongoing correspondance throughout Listed Building, and Full Planning applications via email.

## 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

Joshua Phillips

Date

04/09/2026