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

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

382618

Northing (y)

395186

Description

Erection of a five-storey extra care scheme (C3) comprising 80 dwellings with ancillary facilities and circulation space and four-storey residential block comprising 40 dwellings (C3) and associated landscaping, private amenity space, access and parking

Applicant Details

Name/Company

Title

First name

Nicky

Surname

Lloyd

Company Name

Great Places Housing Group

Address

Address line 1

2A Derwent Avenue

Address line 2

West Didsbury

Address line 3

Town/City

County

Country

United Kingdom

Postcode

M21 7QP

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

First name

Triangle

Surname

Architects

Company Name

Triangle Architects

Address

Address line 1

Lower Ground Floor

Address line 2

4 Jordan Street

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M15 4PY

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 a five-storey extra care scheme (C3) comprising 80 dwellings with ancillary facilities and circulation space and four-storey residential block comprising 40 dwellings (C3) and associated landscaping, private amenity space, access and parking

Reference number

145555/JO/2026

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

15/07/2026

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

Condition number(s)

9, 30

Has the development already started?

- [x] Yes
- [ ] No

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

27/05/2025

Has the development been completed?

- [ ] Yes
- [x] No

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

Condition 9: Drawing "2010_P06 Proposed Site Plan (25.03.26)" - provided to assist with locating cycle storage proposals - submitted via email.
"ECH Block - Cycle storage solutions" drawing provided to demonstrate proposed cycle shelter for Extra Care (ECH) Block showing 34no. cycle spaces provided in line with requirements of condition 9 of Planning Approval 145555/JO/2026.
"SO Block - Cycle Storage Solutions" drawing provided to demonstrate proposed cycle storage for Shared Ownership (ECH) Block showing 46no. cycle spaces provided in line with requirements of condition 9 of Planning Approval 145555/JO/2026.

Condition 30 - 1:1 scale physical sample section of balcony screen panel, in 8mm thick perforated aluminium, galvanized and coated to RAL 7012 to match scheme windows & balconies (submitted separately).
Drawing "KF648-001 - 03 - P02 - Balcony type 2 (6 No.)" submitted showing 3D visualizations of proposed balconies with screening in-line with requirements of Condition 30 of Approval 145555/JO/2026.
Drawing "KF648-001 - 02 - P02 - Perf Panel Detail" submitted showing details of privacy screens as part of balconies/terraces nearest to north-eastern boundary of site.
Markup "2202_P04 GA Elevations - Internal Elevations_Screened Balcony Markup (14.08.26)" of drawing 2202_P04 proposed elevations showing location of 6no balconies with screens as marked with yellow boxes.

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

RE: OTH-2026-000750- Former Spire Hospital

Date (must be pre-application submission)

08/09/2026

Details of the pre-application advice received

Advised by officer listed to re-submit information previously submitted for condition 30, to allow time for details to be reviewed against physical sample to be provided to the LPA.

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

Triangle Architects

Date

11/09/2026