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: 3

Suffix:

Property Name:

Address Line 1: Botanic Avenue

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M15 6AE

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

Easting (x): 383809

Northing (y): 397206

Description:

Applicant Details

Name/Company

Title

Miss

First name

Luckpatson

Surname

Leese

Company Name

Yaowarat Ltd

Address

Address line 1

3 Botanic Avenue

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M15 6AE

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor and first floor commercial and first floor commercial (Use Class E a (retail), E b (Cafe / restaurant), E (c) Hairdressers and E(d) (Gym), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works

Reference number

125573/FO/2019

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

09/03/2021

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

Condition number(s)

Part Discharge of Conditions 15 (b), 17, 18 and 19 (in relation to Commercial Unit 01, attached to Planning Permission 125573/FO/2019, as amended by 138876/NMC/2023

Has the development already started?

- [x] Yes
- [ ] No

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

04/04/2022

Has the development been completed?

- [x] Yes
- [ ] No

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

27/06/2025

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

Condition 15 Part B, conditions 17,18,19 in full

Discharge of Conditions

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

Documents submitted:

Covering Letter - Conditions 15b, 17, 18, 19
Noise Impact Assessment - Conditions 15b and 17 (AEC, 4 August 2026)
Kitchen Extraction EMAQ Report - Condition 19 (Purified Air, 23 March 2026)
Kitchen Ventilation Drawings - Condition 19 (Inox Fabrications, revision P01, 28 August 2026)

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?

- [ ] Yes
- [x] No

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.

- [x] I / We agree to the outlined declaration

Signed

Luckpatson Leese

Date

21/09/2026