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

Kilburn Building

Address Line 1

Oxford Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M13 9PL

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

Easting (x)

384610

Northing (y)

396774

Description

Plant Compound To Rear Of Kilburn Building And Wilton Street

Applicant Details

Name/Company

Title

Mr

First name

Simon

Surname

Connolly

Company Name

University of Manchester

Address

Address line 1

Directorate of Estates and Facilities

Address line 2

4th Floor Beyer Building

Address line 3

Oxford Road

Town/City

Manchester

County

Greater Manchester

Country

England

Postcode

M13 9PL

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

First name

-

Surname

Fairhurst Architects

Company Name

Fairhurst Architects

Address

Address line 1

Fairhurst Architects

Address line 2

5th Floor

Address line 3

31 Dale Street

Town/City

Manchester

County

Country

GB

Postcode

M1 1EY

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

Installation of louvres to rear of Kilburn Building together with alterations to ramp and plant compound with associated boundary treatment, landscaping and relocation of cycle stands

Reference number

145605/FO/2026

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

02/04/2026

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

Condition number(s)

3a
5
7
8
Biodiversity Net Gain Informative

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

Condition 3a part a only relating to details and management of the hard and soft landscaping
Condition 3b is noted for maintenance once 3a is approved.

Discharge of Conditions

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

Condition 3a - 7799-FA-KB-XX-DR-A-01102-Existing and Proposed Site Plan-P06 - hard landscape materials and layout update
Condition 3a - 7799-BBA-XX-XX-R-L-0001 Landscape Management Plan
Condition 3a - 7799-BBA-ZZ-01-DR-L-1004 Softworks Plan_P01 - planting plans
Condition 3a - 7799-BBA-ZZ-01-DR-L-7001 Soft Landscape Details_P01
Condition 3a - 7799-FA-KB-XX-DR-A-08040-Kilburn Compound and Elevations Materials-P02 - materials and panel image
Condition 3a - 7799-BBF-ZZ-RP-A-09102 Design and Access Statement Report P02
Condition 5 - CI10449 - Kilburn Site Logistics plan v2
Condition 5 - CI10449 UOM Kilburn Building Data Centre CPHSP Rev 04
Condition 7 - 7799-FA-KB-ZZ-DR-A-08021-Proposed Compound Elevations-P02 - Compound Fence Elevations - Updated elevations
Condition 7- 7799-FA-KB-XX-DR-A-08040-Kilburn Compound and Elevations Materials-P02 Fence panel sample mage
Condition 7 - 7799-FA-KB-ZZ-DR-A-08010-Proposed Compound Setting Out Plan-P02 Fence Panel Layout and updated gate location
Condition 7 - 7799-FA-KB-ZZ-DR-A-51000-Proposed Compound and Ramp Details-P01 Panel fixing details
Condition 7 - Sample Panel image in Materials document and physical sample submitted to Planning Officer
Condition 8 - 7799-FA-KB-ZZ-DR-A-13100-Existing and Proposed NE Planning Elevations-P06 Ramp elevations
Condition 8 - 7799-FA-KB-ZZ-DR-A-51000-Proposed Compound and Ramp Details-P01 Ramp details
Condition 8 - 7799-FA-KB-XX-DR-A-08040-Kilburn Compound and Elevations Materials-P02 Ramp materials images / proposals
Informative Biodiversity Net Gains Plan - updated with application reference only
Informative 83-034-R1-2 Site Walkover and BNG Assessment - University of Manchester Kilburn Building
Informative The Statutory Biodiversity Metric Calculation Tool - University of Manchester Kilburn Building

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

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

First Name

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

Surname

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

Reference

N/A

Date (must be pre-application submission)

11/09/2026

Details of the pre-application advice received

Review of information to be submitted and drawings / materials to be submitted and conditions reviewed

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

- Fairhurst Architects

Date

13/10/2026