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

4 Angel Square

Address Line 1

Corporation Street

Address Line 2

NOMA

Address Line 3

Town/city

Manchester

Postcode

M4 4DU

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

Easting (x)

384196

Northing (y)

399032

Description

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Bank of New York Mellon Corporation

Address

Address line 1

c/o Avison Young

Address line 2

11 York Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 2AW

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

Mr

First name

Joseph

Surname

Smith

Company Name

Avison Young

Address

Address line 1

11 York Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M2 2AW

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

Variation of conditions 2 (Specified Drawings) 5 (CMP Demolition), 7 (Local Labour), 8 (Drainage), 13 (Bat and Bird Boxes), 17 (Waste), 18 (Fumes), 19 (Lighting), 23 (Cycle), 24 (Car parking), 25 (Off Site Highway Works), 26 (Electric Car), 27 (TV), 28 (Signage) , 30 (Commercial (Use), 31 (No subdivision), 34 (Opening Hours), 35 (Office Opening Hours), 37 (Roller Shutters), 39 (A3), 40 (Noise Insulation) and 42 (Wind). application pursuant to planning permission 123437/FO/2019 to allow for internal reconfiguration including modification to parking and cycle storage area, commercial layout, together with associated elevational alterations.

Reference number

143415/JO/2025

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

08/10/2025

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

Condition number(s)

40

Has the development already started?

- [x] Yes
- [ ] No

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

09/10/2020

Has the development been completed?

- [ ] Yes
- [x] No

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

Please refer to the submitted covering letter prepared by Avison Young.

Discharge of Conditions

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

Please refer to the submitted covering letter prepared by Avison Young.

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?

- [x] The agent
- [ ] 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

Joseph Smith

Date

19/10/2026