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

Land At

Address Line 1

Great Jackson Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M15 4NG

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

Easting (x)

383433

Northing (y)

397181

Description

Applicant Details

Name/Company

Title

First name

Surname

Great Jackson Street Estates

Company Name

Address

Address line 1

66 Waterpark Road

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M7 4JL

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

Steve

Surname

Bird

Company Name

Trebbi Continuum

Address

Address line 1

Quayside House

Address line 2

Furnival Road

Address line 3

Town/City

Sheffield

County

South Yorkshire

Country

GB

Postcode

S4 7YA

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

Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (use class C3), with ground floor commercial uses (use class E), car parking, cycle provision, landscaping, access and other associated works

Reference number

129273/FO/2021

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

20/11/2024

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

Condition number(s)

3 - Invasive non-native species protocol
4 - Construction Environmental Management Plan (CEMP)
8A - Preliminary Risk Assessment In-Ground Contamination
10A - Local Benefits Proposal
11 - Demolition & Construction Management Plan
12 - Condition Survey
28 - Scheme for the Provision of Obstacle Lighting

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 8 - Preliminary Risk Assessment In-Ground Contamination.
We are seeking part discharge of this condition so that phase 1 (demolition) can commence on site. Once demolition is complete, this will allow a full phase of intrusive ground investigation to be completed with identified mitigation prior to the new development commencing.

Discharge of Conditions

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

3 - Invasive non-native species protocol
4 - Construction Environmental Management Plan (CEMP)
8A - Preliminary Risk Assessment In-Ground Contamination
10A - Local Benefits Proposal
11 - Demolition & Construction Management Plan
12 - Condition Survey
28 - Scheme for the Provision of Obstacle Lighting

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

Steve Bird

Date

19/10/2026