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

52-54 Marlsbro House

Address Line 1

Newton Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 1ED

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

Easting (x)

384686

Northing (y)

398405

Description

Applicant Details

Name/Company

Title

Mr

First name

Barney

Surname

Cook

Company Name

ACLO Assets MH Limited

Address

Address line 1

Dantzic Building

Address line 2

Dantzic Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M4 2AH

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

Miss

First name

Kelly

Surname

Paddick

Company Name

Euan Kellie Property Solutions Limited

Address

Address line 1

Suite 4.02 Neo

Address line 2

9 Charlotte Street

Address line 3

Town/City

Manchester

County

Country

GB

Postcode

M1 4ET

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

Change of use to bar and music venue / recording studio and sound engineering room ((Sui Generis) (Basement), restaurant,, amenity lounge (Ground Floor) offices (Floors 1-3) (Use Class E) and private event space (Floor 4) Sui Generis); together with external alterations including removal of existing render to all elevations; reinstatement of entrance archway on Newton Street, formation of new entrance archway to rear courtyard; roof alterations including external terraces; installation of covered structure within the rear courtyard to provide seating area associated with restaurant; new external staircase; new bin store; plant; and, associated works.

Reference number

PLA-2026-000266

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

20/08/2026

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

Condition number(s)

4 - a programme of archaeological works in accordance with a Project Design
22 - a precautionary working method and enhancement plan for black redstarts

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Discharge of Conditions

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

Condition 4 - Project Design prepared by Donald Insall Associates dated 05.10.26

Condition 22 - Black Redstart Mitigation Report prepared by Collington Winter dated October 2026 Rev.3 (Report Ref. CW20-3408 RPT 001)

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?

- [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

Date (must be pre-application submission)

18/09/2026

Details of the pre-application advice received

Meeting to discuss approach to discharging conditions

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

Kelly Paddick

Date

19/10/2026