

**Planning**

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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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Iqbal

Company Name

Address

Address line 1

The Huntington Northmoor Road

Address line 2

Address line 3

Manchester

Town/City

Manchester

Country

Postcode

M12 4HP

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

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

Conversion of former public house building to restaurant (Class E) with installation of extract canopy to rear and elevational alterations, including reconfiguration of the entrance of first floor apartments

Reference number

129778/FO/2021

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

07/01/2022

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

Condition number(s)

5, 7, 11, 12, 13, 14

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

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

- 5) Before the occupation of authorised ground floor restaurant (Class E), a site management strategy shall be submitted to and approved in writing by the City Council as local planning authority. The authorised strategy shall include details of the arrangements for the stewardship of vehicles when accessing and egressing the site when undertaking deliveries and to safeguard pedestrian and other users of the car parking area and the dispersal of customers at the end of trading.
- 7) Before the occupation of the ground floor restaurant use hereby approved, elevational details of the 6 space cycle storage enclosure and related fencing, walls and railings to the west and north of the building, as shown on drawings ref: Existing site plan (with a red edge) Ref: 1.0, shall be submitted to and approved in writing by the City Council as local planning authority.
- 8) Before the occupation of the authorised ground floor restaurant (Class E), elevational details of the 6 space cycle storage enclosure and related fencing, walls and railings to the west and north of the building, as shown on drawings ref:
- 9) Before the occupation of the development hereby approved, a scheme shall be submitted to and approved in writing by the City Council as local planning authority relating to the provision of separate arrangements for the storage and collection of segregated waste and recycling relating to the respective restaurant (Class E) and apartments (Class C3).
- 10) a) Before the occupation of the first floor apartments, a scheme for acoustically insulating the proposed residential accommodation against noise from Northmoor Road, Stanley Grove and the proposed ground floor restaurant (Class E) and any other identified noise source within the vicinity of the site shall be submitted to and approved in writing by the City Council as local planning authority.
- 11) Notwithstanding the detail of drawings referenced Proposed ground floor plan Ref:4.0 Rev B; Proposed first floor plan Ref: 4.1 and Proposed elevations Ref: 5.0 Rev B and before the occupation of the ground floor restaurant, a scheme for the extraction of any fumes, vapours and odours from the premises hereby approved shall be submitted to, and approved in writing by, the City Council as local planning authority.
- 12) Before the occupation of the authorised ground floor restaurant, details of any externally mounted ancillary equipment to be installed as part of the development, shall be related to a scheme of acoustical insulation.
- 13) detailing the specification siting and appearance of gates to manage access to the forecourt area adjacent to the Northmoor Road boundary
- 14) a) Before the occupation of the ground floor restaurant and / or first floor apartments, any external lighting and or CCTV cameras
b) If any lighting installed as part of the development hereby approved, when illuminated, causes glare or light spillage

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

- Architecture & Interior Design Ltd

Date

07/02/2022