

**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

Owen Street

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)

383397

Northing (y)

397445

Description

Construction of four residential buildings, ancillary amenity building for residents accommodating a tennis court, swimming pool and gym facilities (Use Class C3), ground floor retail units (Use Classes A1, A2, or A3), amenity space for residents within residential buildings, new public realm and landscaping, basement car parking and related highway, access, servicing, engineering and associated works.

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Sidlow

Company Name

Renaker Build Ltd

Address

Address line 1

NQ Building

Address line 2

47 Bengal Street

Address line 3

Mobberley

Town/City

Manchester

Country

United Kingdom

Postcode

M4 6BB

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Construction of four residential buildings, ancillary amenity building for residents accommodating a tennis court, swimming pool and gym facilities (Use Class C3), ground floor retail units (Use Classes A1, A2, or A3), amenity space for residents within residential buildings, new public realm and landscaping, basement car parking and related highway, access, servicing, engineering and associated works.

Reference number

111719/FO/2016/C1

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

03/07/2016

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

Condition number(s)

Condition 20 (Retail units 2b, 3a, 3b and 8) ,
Condition 21(Retail Unit 8)
Condition 24 (Retail unit 2b and 8)
Condition 27 (Retail Unit 2b and 8)

Has the development already started?

- ☒ Yes
☐ No

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

29/07/2016

Has the development been completed?

- ☒ Yes
☐ No

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

28/02/2021

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 20 (Retail units 2b, 3a, 3b and 8) ,
Condition 21(Retail Unit 8)
Condition 24 (Retail unit 2b and 8)
Condition 27 (Retail Unit 2b and 8)

Discharge of Conditions

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

Condition 20 (Retail units 2b, 3a, 3b and 8) - Ventilation strategy
Condition 21(Retail Unit 8) - Opening Hours
Condition 24 (Retail unit 2b and 8) - Acoustic Survey
Condition 27 (Retail Unit 2b and 8) - Acoustic Survey

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

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

720916

Date (must be pre-application submission)

27/10/2021

Details of the pre-application advice received

I write in response to your memorandum of the 7 October 2021 regarding the discharge of condition 20 attached to the above planning approval.

Unit 1 does not appear to have a commercial kitchen so the condition can be discharged.

The information submitted is insufficient to recommend the discharge of this condition for units 2B, 3A and 3B.

It has been stated in the submitted information for units 2B, 3A and 3B that the kitchen extraction scheme has been designed in accordance with the Defra Guidance. Since this application was approved the Defra Guidance has been withdrawn and there is a now the EMAQ guidance (Control of odour and noise from commercial kitchen exhaust system). Both documents include a requirement to do an odour risk assessment based on the type of cooking, the number of covers and proximity to residents. None of the submissions include this risk assessment so it is not clear if sufficient odour control has been installed. It is also not clear where all the extraction points are (Units 2B and 3B have external louvres and 3A vents into the underground car park), some clearer drawings need to be provided. With 3A discharging into a confined space a higher level of odour control may be required as the odours will not be readily dispersed.

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

James Sidlow

Date

02/02/2022