


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

76

Suffix

Property Name

Address Line 1

Manley Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M16 8ND

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

Easting (x)

382907

Northing (y)

394520

Description

Applicant Details

Name/Company

Title

Mr

First name

Narendra

Surname

Madhu

Company Name

Address

Address line 1

211 Margaret Street

Address line 2

Address line 3

Town/City

Ashton under lyne

Country

England

Postcode

OL6 7BH

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

Erection of 1no. three-storey, 5 bedroom detached dwellinghouse with associated landscaping and parking

Reference number

130334/FO/2021

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

28/07/2021

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

Condition number(s)

3) Samples of materials
4) Site Investigation
5) Remediation Strategy
7) Secured by Design compliance
10) Electric Charging point

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

This application follows on from the discharge of condition application for full planning approval ref 118405/FO/2017 and the subsequent discharge of condition application ref CDN/20/0533.

Condition 3 -Materials

We can confirm the following'

Roof - Marley duopitch in smooth grey

<https://www.marley.co.uk/products/concrete-tiles/duo-modern>

Walls - Forterra Wentworth Mixture brick 65mm

<https://www.forterra.co.uk/bricks/brick-detail/wentworth-mixture-brick>

Windows - White UPVC

Doors - White Composite

Window heads and cills - 65mm red engineering brick

Rainwater Goods - Black plastic

Condition 4 - Phase 1 Desktop

We confirm that the EEG phase 1 report confirms no contamination is expected and only investigations in respect of the ground bearing capacity of the soil are required. A copy of the EEG report is included in this application.

Condition 5 - Remediation

We confirm no remediation is required at this stage however a watching brief on soil conditions will be maintained.

Condition 7 - Secure by Design

The applicant undertakes to the condition. The details of measures to be installed are:-

Site to be secured with Harris fencing. The client will place signs showing the name of the contractor and signage with an emergency contact telephone no. at several places on the perimeter fencing

front boundary wall and planting will be kept below 600mm in height to minimise hiding places

rear garden will be protected by 1.8m high closed boarded timber hit and miss fencing which will be non climbable

gable walls and footpaths to be protected by 1.8m high timber fencing and iron gate to allow visibility

the dwelling will be clearly identifiable on the front elevation showing the house number to allow postal workers etc to identify the property

dwelling entrance doors will be securely fixed to the buildings fabric

door sets will achieve a minimum of one of the following:-

1. PAS 24:2016 (Note 21.3b)
2. STS 201 Issue 7:2015 (Note 21.3c)
3. LPS 1175 Issue 7.2:2014 Security Rating 2+ (Note 21.3d)
4. LPS 1175 Issue 8:2018 Security Rating A3+
5. STS 202 Issue 6:2015 Burglary Rating 2 (Note 21.3d)
6. LPS 2081 Issue 1.1:2016 Security Rating B (Notes 21.3d and 21.3e)
- 7.

Door materials will achieve BS 8529: 2017 (Composite)

Garage doors will achieve a minimum of one of the following:-

1. LPS 1175 Issue 7.2:2014 Security Rating 1+ (or above)
2. LPS 1175 Issue 8:2018 Security Rating 1+/A1+ (or above)
3. STS 202, Burglary Rating 1+ (or above)
4. LPS 2081 Issue 1 (2015) Security Rating A.

PIR Sensors will be fitted to each gable wall; rear elevation; front elevation. The use of LED

light sources is recommended with a colour temperature of no more than 4000 Kelvin and ideally below.
Utility meter positions will be as close as possible to the front door
The property will contain a secured by design approved burglar alarm system

Condition 10 - Electric Charge point

The applicant will undertake to install a suitable electric car charging point

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

Craig Buck

Date

18/05/2022