



Planning

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Manchester M60 2LA

Application for approval of details reserved by condition.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	351-359
Address line 1	Palatine Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M22 4FY
Description of site location must be completed if postcode is not known:	
Easting (x)	383009
Northing (y)	390187
Description	

2. Applicant Details

Title	Mr
First name	Tom
Surname	Morgan
Company name	Gustav Bonnier
Address line 1	Gustav Bonnier
Address line 2	St John's House
Address line 3	22 Royal Green Road
Town/city	Northenden

2. Applicant Details

Country	United Kingdom
Postcode	M22 4NG
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Harry
Surname	Calder
Company name	calderpeel architects
Address line 1	Market Court
Address line 2	20-24 Church Street
Address line 3	
Town/city	Altrincham
Country	United Kingdom
Postcode	WA14 4DW
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

Demolition of existing properties and new build development to include ground floor retail/commercial unit with 3 floors of residential accommodation above with associated parking to rear.

Reference number

121828/FO/2018

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

14/08/2020

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

Condition number(s)

3, 4, 5, 7, 8, 11, 13, 19, 20, 22, 24, 26.

4. Description of the Proposal

Has the development already started?

☐ Yes ☒ No

5. 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

Part discharge of Condition 4 - No above ground works shall commence until details of the measures to be incorporated into the development (or phase thereof) to demonstrate how Secured by Design accreditation will be achieved have been submitted to and approved in writing by the City Council as local planning authority.

Secured by Design Application Reference Number 2018/0923/CIS/01

Part Discharge of Condition 12 - Drawing No. WECE - 287 - M - 114 Ventilation Services - Roof Level

6. Discharge of Conditions

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

Condition 3 - Proposed Facing Materials
Condition 5 - Surface water drainage
Condition 7 - The proposed finished floor level has set at 30.80m which is 600mm above the
Condition 8 - Phase I & Phase II - Geo-Environmental Assessment Report
Condition 11 - 13 092 R2 Acoustic Assessment
Condition 13 - the proposed use for the ground floor unit is Office accommodation.
Condition 19 - Landscape Plan
Condition 20 - Bat and Bird Box Scheme (80-469-R1-1)
Condition 22 - 1No BP Pulse 7KW Dual Electric Vehicle Charging Unit, Pedestal Mounted + 1No BP Pulse 7KW Single Electric Vehicle Charging Unit, Pedestal Mounted. Refer to WECE - 287 - E - 02 External Services Layout.
Condition 24 - No roller shutters are to be installed in the property
Condition 26 - Contractors Method Statement

7. 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

8. Pre-application Advice

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

☐ Yes ☒ No

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)

04/03/2021