

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	1161
Suffix	
Property name	
Address line 1	Rochdale Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M9 7FP
Description of site location must be completed if postcode is not known:	
Easting (x)	385870
Northing (y)	403219
Description	

2. Applicant Details

Title	Mr
First name	Roger
Surname	Kennedy
Company name	
Address line 1	1161, Rochdale Road
Address line 2	
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M9 7FP
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	Mark
Surname	Jones
Company name	M Jones Planning Consultancy
Address line 1	4 Sykes Close
Address line 2	Greenfield
Address line 3	
Town/city	OLDHAM
Country	
Postcode	OL3 7PT
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

Erection of two pairs of three storey, semi detached dwellinghouses fronting Rochdale Road with three storey detached dwellinghouse in the rear ()Class C3) together with access alterations, landscaping, parking and boundary treatment

Reference number

116936/FO/2017

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

22/09/2017

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

Condition number(s)

Condition 3 – Materials
Condition 8 – Retaining walls
Condition 9 – Construction management

4. Description of the Proposal

Condition 13 – Acoustics
Condition 14 – Land contamination
Condition 15 – Environmental Standards Statement
Condition 17 – Surface water drainage

Has the development already started?

☒ Yes ☐ No

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

17/06/2020

Has the development been completed?

☐ Yes ☒ No

5. Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☐ Yes ☒ No

6. Discharge of Conditions

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

Condition 3 – Materials

A detailed schedule of external materials has been provided.

Condition 8 – Retaining walls

Structural calculations supplied by Anthony Roylance is attached for approval. An elevation and cross section plan is included – Drawing No. JK/2007_008 April 2021

Condition 9 – Construction management

A construction management report is attached.

Condition 13 – Acoustics

A full acoustic report with recommendations from Miller Goodall is attached for approval. Report 102517.

Condition 14 – Land contamination

A full acoustic land contamination report with recommendations from LK Consult is attached for approval. Report CL-602-LKC 21 1140-01

Condition 15 – Environmental Standards Statement

An Environmental Standards Statement has been produced by SkW Construction Consultancy. A further report will also be prepared and submitted in due course to accompany this report.

Condition 17 – Surface water drainage

A surface water drainage scheme is attached for approval – Drawing No. 940_40

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

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

Ms

8. Pre-application Advice

First name	
Surname	
Reference	

Date (Must be pre-application submission)

28/04/2021

Details of the pre-application advice received

1161 Rochdale Road

Good afternoon Roger

I have tried calling this afternoon however the line is just ringing out. As such I am emailing in response to your emails of earlier this afternoon to both myself and Jennifer Atkinson.

My response is as a result of a lengthy conversation with Jennifer Atkinson the north area manager for this part of the City. Jennifer is aware of the circumstances of both the planning permission, and the subsequent applications for the discharge of the conditions attached to the planning permission Ref 116936/FO/2017

The planning permission 116936/FO/2017 was granted consent on the 22nd of September 2017
Planning Permission for this type of application lasts for a period of three years, after which the planning permission expires. This would mean that under normal circumstances the works would have had to have all the pre-commencement conditions discharged and works commenced on site by 22nd of September 2020.

However due to the pandemic, the government granted an additional time -period for implementation for planning permissions that fell within a certain window of time. The above application was one of those applications. This meant that you as the applicant have until the 30th of May 2021 to have discharged those pre-commencement conditions and begin a meaningful start on site.

There were 20 planning conditions attached to the permission, of which 9 were pre-commencement conditions. The remaining 11 conditions comprising of conditions that were for either information, compliance only, or pre-occupation discharge.
Out of the 9 pre-commencement conditions only 2 have to date been discharged since 2017

The pre commencement conditions were as follows:

Condition 3- Materials- Not discharged
Condition 4- Boundary Treatment- Discharged
Condition 5- Landscaping Discharged
Condition 8- Retaining Wall- Not Discharged
Condition 9- Construction Management- Not Discharged
Condition 13- Acoustics- Not Discharged
Condition 14- Contaminated Land-Not Discharged
Condition 15- Environmental Standards Statement- Not Discharged
Condition 17- Surface Water Drainage- Not Discharged

There have been two applications to attempt to discharge the pre-commencement conditions, CDN/18/0234 and CDN/20/0414 submitted on the 3rd of May 2018 and the 14th of July 2020 respectively, and unfortunately there has been insufficient information submitted on each occasion to be able to discharge the conditions. Therefore, development should not have commenced on site as any development is unauthorised.
As the case officer I had many conversations with your agent Mr. Kendal advising him of what was required to enable discharge of the conditions, unfortunately the situation was never resolved.

Therefore, even with the extended time -period until the 30th of May I believe that unless you have already commissioned and obtained the reports with the required information and have the specific technical detailing to enable assessment, it is not a realistic

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)	29/04/2021
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