



Planning

Telephone: +44 (0)161 234 4516

planning@manchester.gov.uk

PO Box 532 Town Hall

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	345
Suffix	
Property name	Dean Trust Ardwick
Address line 1	Stockport Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M13 0LF

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

Easting (x)	386251
Northing (y)	396193

Description

--

2. Applicant Details

Title	mr
First name	Nick
Surname	David
Company name	Dean Trust
Address line 1	Ashton on Mersey School
Address line 2	Cecil Avenue
Address line 3	
Town/city	Sale

2. Applicant Details

Country	
Postcode	M33 5BP
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	
Surname	planning
Company name	EillisWilliams Architects
Address line 1	Wellfield
Address line 2	Chester Road
Address line 3	Preston Brook
Town/city	Runcorn
Country	United Kingdom
Postcode	WA7 3BA
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 single storey side extension to Langport Avenue and three storey rear extension with retained car parking at ground level and two floors of teaching accommodation above, 30 no. additional car parking spaces, and the re-levelling and landscaping of land

Reference number

124522/FO/2019

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

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

Condition number(s)

5, 11b & 12

4. Description of the Proposal

Has the development already started?

☒ Yes ☐ No

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

03/02/2020

Has the development been completed?

☒ Yes ☐ No

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

02/11/2020

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 5- DTA Post Construction Sustainability Review Report by TB+A
Condition 11b- Clean Cover System Validation Letter January 2021 by Brownfield Solutions Ltd.
Condition 12- email sent to Sue Wills at MCC planning 15th March 2021. Content as below:

"124522/FO/2019- Dean Trust Ardwick 345 Stockport Road

Hi Sue – I hope you are keeping well – With reference to the above application this is to confirm our position in relation to condition 12 of the above application.

"The development hereby approved shall not be occupied or used until the Council as local planning authority has received a scheme for the extraction of any fumes, vapours and odours from the premises, to be submitted to, and approved in writing by, the City Council as local planning authority. The approved scheme shall be implemented prior to occupancy and shall remain operational thereafter."

We are writing to confirm that no relevant system of fume extraction has ever been part of the development. This email will be submitted as part of the formal discharge of conditions 5 and 11b to close out the outstanding planning conditions relating to these works. We hope to submit these in the next day or so via the planning portal.

Should you have any queries please do not hesitate to get in touch."

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)

15/03/2021