



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

Suffix

Property name

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)

Northing (y)

Description

2. Applicant Details

Title

First name

Surname

Company name

Address line 1

Address line 2

Address line 3

Town/city

2. Applicant Details

Country	
Postcode	SK12 1GA
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	Kevin
Surname	Ma
Company name	TADW Architects
Address line 1	6 St Petersgate
Address line 2	
Address line 3	
Town/city	Stockport
Country	United Kingdom
Postcode	SK11HD
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

Conversion of existing community hall into five no. 1 bed apartments, with single storey extension, associated elevational alterations, external landscaping works including boundary treatment

Reference number

122465/FO/2019

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

21/03/2019

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

Condition number(s)

Condition 1 - Commencement within 3 years
Condition 2 - In accordance with approved drawings
Condition 4 - Hard and soft landscaping scheme

4. Description of the Proposal

Condition 5 - Car parking spaces
Condition 6 - Boundary treatments
Condition 7 - Waste Storage and Management Strategy
Condition 9 - Mobility Scooter Parking
Condition 10 - Works to existing trees
Condition 13 - Light overspill into neighbouring properties
Condition 14 - General Permitted Development
Condition 15 - Replacement tree

Has the development already started?

☒ Yes ☐ No

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

23/03/2020

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 1 - I confirm the development commenced within 3 years of the date of the planning permission.

Condition 2 - I confirm the development will be carried out in accordance with the approved planning drawings.

Condition 4 - I confirm the hard and soft landscaping scheme will be implemented within 12 months from the date of commencement of the works, as per the latest hard and soft landscaping scheme 711234 04 P7 enclosed. The additional requirements as stated in the planning condition have been noted.

Condition 5 - I confirm the car parking spaces shall be surfaced, demarcated and made available for use prior to the building being occupied. The car park shall then be available at all times whilst the site is occupied.

Condition 6 - I confirm boundary treatments will be completed in accordance with the site plan drawing 711234 04 P7 prior to first occupation. The additional requirements as stated in the planning condition have been noted.

Condition 7 - I confirm waste storage and management strategy will be implemented in accordance with the site plan drawing 711234 04 P7 prior to first occupation. The additional requirements as stated in the planning condition have been noted.

Condition 9 - A new scooter store was originally proposed as part of the development works in order to improve the current provision at the adjacent Tangmere Court. It was never the intention that the new scooter store provision would directly serve the 5 new apartments, as the properties are to be let as general needs housing for the over 55 age group, and it is anticipated that the end users will be able bodied and be capable of manoeuvring around the site unaided without a mobility scooter. With only five new apartments proposed, it is not expected that the additional flats will increase the current storage problems at the development.

Given these factors JJHT have decided that these proposed works could be funded separately in the future. There are 4 No. scooters presently on site, of which one is stored inside the building and the other 3 on the patio. As a result we are proposing to remove the extra provision for a scooter store from the plans, and retain the current scooter parking facilities as existing.

Condition 10 - I confirm works to existing trees will be carried out by a competent contractor in accordance with British Standard BS 3998 "Recommendations for Tree Work".

Condition 13 - The requirements as stated in the planning condition relating to light overspill into neighbouring properties have been noted.

Condition 14 - The requirements as stated in the planning condition relating to General Permitted Development have been noted.

Condition 15 - Refer to Landscaping Scheme dated 2 September 2020 by Joan Mulvenna Garden Designer for details of replacement tree to mitigate for the loss of the existing tree as part of the development, for your approval. The additional requirements as stated in the planning condition have been noted.

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	Mr
First name	
Surname	
Reference	Email from Mr R. Griffin dated 29.09.2020

Date (Must be pre-application submission)

29/09/2020

Details of the pre-application advice received

Removal of extra provision for a scooter store for Condition 9 (scooter parking) should be dealt with through a discharge of condition request.

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)	16/12/2020
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