MANCHESTER CITY COUNCIL
Planning
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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	825
Suffix	
Property name	
Address line 1	Wilmslow Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M20 2SN

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

Easting (x)	385110
Northing (y)	390486

Description

2. Applicant Details

Title	Mr
First name	Richard
Surname	Wilshaw
Company name	P J Livesey Group and Tameside Metropolitan Borough Council
Address line 1	Beacon Road
Address line 2	Trafford Park
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	
Postcode	M17 1AF
Primary number	
Secondary number	
Fax number	
Email address	

Are you an agent acting on behalf of the applicant? ○ Yes ◉ No

3. Agent Details

No Agent details were submitted for this application

4. Description of the Proposal

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

Variation of Condition 2 attached to consent reference 119242/FO/2018 to replace the approved Arboricultural Impact Assessment

(Erection of 22 No. (2 x 3 bed, 18 x 4 bed, 2 x 5 bed) houses (C3), conversion of Parklands (use class B1a) to 39 No. (16 x 1 bed, 20 x 2 bed, 3 x 3 bed) apartments (C3), conversion of and extensions to The Cedars (use class B1a) to 21No (8 x 1 bed, 10 x 2 bed, 3 x 3 bed) apartments (C3), conversion of The Coach House into 2 No. (1 x 1 bed, 1 x 2 bed) houses (C3) and conversion of The Lodge into 1 No. (1 x 2 bed) house (C3), totalling 85 units, including demolition works, works to highways, provision of parking, landscaping and other associated works.)

Reference number

122334/JO/2019

Date of decision (date must be pre-application submission)	15/08/2019

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

Condition number(s)

3, 4, 6, 7, 13, 15 & 23

Has the development already started? ◉ Yes ○ No

If Yes, please state when the development was started (date must be pre-application submission)	01/01/2019

Has the development been completed? ○ 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

4 - Secure by Design compliance is only sought initially for the eastern half of development – 50 units including the Parklands (39), 10 new build houses and the lodge (1).

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 – Materials Specification;

6. Discharge of Conditions

Condition 4 – Crime Impact Statement – Secure By Design Accreditation application form attached. Meeting to be held on site with Greater Manchester Police Crime Prevention Team;

Condition 6 – SUDS – Maintenance & Management Regime and Brochure;

Condition 7 – Internal signage – Internal signage proposal;

Condition 13 – Acoustic installation – Acoustic calculations and product information;

Condition 15 – Air Quality – Air Quality Assessment; and

Condition 23 - Bird nests and bat roosts – Bat and bird box installation proposals;

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	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

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)	16/09/2019