MANCHESTER CITY COUNCIL
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	Platt Chapel
Address line 1	186 Wilmslow Road
Address line 2	
Address line 3	
Town/city	Manchester
Postcode	M14 5LL

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

Easting (x)	385578
Northing (y)	394467

Description

Platt Chapel

2. Applicant Details

Title	Mr
First name	Astute
Surname	Estates
Company name	Astute Estates
Address line 1	Platt Chapel
Address line 2	186 Wilmslow Road
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	M14 5LL
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

Part 1 – Particulars of the application/development
Proposal: Change of use and alterations to Platt Chapel (Class D1) into two self-contained Office Suites (Class B1); with new mezzanine floors and associated elevational alterations, car parking and new vehicular access from Wilmslow Road
Location: Platt Chapel , Wilmslow Road, Manchester, M14 6JA
Date of application: 18 May 2017
Application number: 116155/FO/2017
Part 2 – Particulars of decision
Manchester City Council gives notice that the development referred to in Part 1 has
been Approved in accordance with the application and plans submitted subject to the
condition(s) listed below (if any).
Article 35 Declaration
Officers have worked with the applicant in a positive and proactive manner based on
seeking solutions to issues arising from the consideration of this application.

Reference number

116155/FO/2017

Date of decision (date must be pre-application submission)	26/03/2018

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

Condition number(s)

11, 12, 13, 14

Has the development already started? ○ 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

The car parking will be enclosed by fencing in keeping with a graveyard no greater than 60cm in height made of wrought iron.

The hard standing area for the car park shall be fine MOT until works on main building start at which time we intend to finish with a turf block paver to allow natural grass to grow from under. You will note we are keen on garden maintenance and have a weekly maintenance contract for this in place already.

We intend to move the gravestones to the rear of the property with care by hand. These particular stones that are in the affected area were put here by myself and my staff following catching the squatters removing them and selling them. This is the safest way as using a machine may damage them.

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
First name	Jennifer
Surname	Connor
Reference	Platt Chapel

Date (Must be pre-application submission)

10/04/2019

Details of the pre-application advice received

Dear Paul,

Derek has asked that I make contact following your phone call to try to make progress on the conditions you need to discharge to undertake the provision of your car parking that was approved for the site.

The key conditions that you would need to discharge for this element of development seem to be 11, 12, 13 and 14 which requested that:
- the car parking should be enclosed by a fence, which we would need to see the type and height of,
- we would need to know if the works would impact on any archaeological features, which would need to be set out in a written scheme of work (as detailed on the decision notice),
- details of the landscaping (materials for the soft and hard landscaping) should be provided to us and details of how the construction works would be undertaken
and before any gravestones are moved a detailed method statement for the works, including the new location of the gravestones shall be submitted.

If you need any further details or have any further questions about the information I have requested please do not hesitate to get in contact. I have attached the form for the discharge of condition application.

Kind Regards

Jennifer

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)	12/04/2019