MANCHESTER CITY COUNCIL
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	
Suffix	
Property name	
Address line 1	Land to the west of vine street Gorton Manchester
Address line 2	
Address line 3	
Town/city	
Postcode	M18 8SR

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

Easting (x)	389378
Northing (y)	396914

Description

Erection of 46 dwellings with associated access from vine street, landscape and car parking including the provision of a road linking gathurst street and vinestreet

2. Applicant Details

Title	Miss
First name	Jodie
Surname	Marlow
Company name	Mulbury Homes
Address line 1	Great Oak Farm
Address line 2	Mag lane
Address line 3	Lymm
Town/city	Cheshire

2. Applicant Details

Country	
Postcode	WA13 0TF
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

Erection of 46 dwellings with associated access from vine street, landscape and car parking including the provision of a road linking gathurst street and vinestreet.

Reference number

104855/FO/2014/N2

Date of decision (date must be pre-application submission)	12/02/2014

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

Condition number(s)

Condition 4, Condition 6, Condition 9 B

Has the development already started? ◉ Yes ○ No

If Yes, please state when the development was started (date must be pre-application submission)	25/04/2017

Has the development been completed? ◉ Yes ○ No

If Yes, please state when the development was completed (date must be pre-application submission)	13/03/2019

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 4, The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of three star sustainability rating under the Code for Sustainable Homes for those elements of the development which are residential in nature. Post construction review certificate(s) shall be submitted to and approved in writing by the City Council as local planning authority within six months of a

6. Discharge of Conditions

particular residential property hereby approved being first occupied.
Condition 6 The development hereby approved shall be implemented in accordance with the recommendations contained within the Crime Impact Statement prepared by Greater Manchester Police for Smith Planning Consultancy dated 18th February 2014. The development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation.
Condition 9B b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

SBD Certificate
Remediation Validation Report
Code Fore Sustainable Homes Certificates.

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) 20/03/2019