Manchester City Council
P O Box 532 Town Hall Extension Manchester M60 2LA
0161 234 4516
planning.tst@manchester.gov.uk

Ref: IAP00026857-001

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

Site

Address	LAND REAR OF 6 AND 7, DEEPDALE AVENUE, MANCHESTER, M20 1GU
Easting	384110.0
Northing	393805.0
Description of the location of the site	

Applicant Details

Name * Please provide the Applicant's Name and/or the applying Company Name

Title	Ms
First name	Lucy
Surname	Hampson
Company name	Southway Housing Trust
Street address *	SOUTHERN GATE
	729 PRINCESS ROAD
	DIDSBURY
Town/City *	MANCHESTER
County	
Country *	United Kingdom
Postcode *	M20 2LT
Telephone number *	
Mobile number (optional)	
Fax number (optional)	
Email (optional)	
Are you an agent acting on behalf of the applicant? *	Yes

Agent Details

Name * Please provide the Agent's name and/or Agency name

Title	Mr
First name	Manuel
Surname	Atkinson
Agency name	Bernard Taylor Partnership Ltd
Street address *	Elizabeth House
	486 Didsbury Road
	Heaton Mersey
Town/City *	Stockport
County	
Country *	United Kingdom
Postcode *	SK4 3BS
Telephone number *	01614431221
Mobile number (optional)	
Fax number (optional)	
Email *	manuel@btparchitects.co.uk

Description of Proposal

Please provide a description of the approved development as shown on the decision letter *	Erection of 5no. two-storey, three bed dwelling houses, and 4no. two-bed self-contained flats with associated landscaping, car parking, boundary treatments, and formation of new access road, following demolition of existing semi-detached properties at No's 5 and 6 Deepdale Avenue.
Application reference number *	116719/FO/2017
Date of decision (DD/MM/YYYY) *	17/08/2017

(Date must be pre-application submission)

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

Condition number(s) *	2,
Has the development already started? *	Yes

Description of Proposal

Please state when the development was started (DD/MM/YYYY) *	15/08/2018

(Date must be pre-application submission)

Has the development been completed? *	No

Condition(s) - Removal

Please state why you wish the condition(s) to be removed or changed *	It appears that the application for the site was approved without consultation with the EA regarding the flood risk of the site. Our FRA concluded that the site lies in Flood Zone 1 and a drainage schematic was submitted alongside the application with Finished Floor Levels set accordingly. As a result of the EA now being involved with the scheme, they have requested that Finished Floor Levels are set at a minimum 32.25m, meaning that plots 1-5 need raising by 250mm and plot 6-9 lowering by 150mm from the planning approved levels. Furthermore, the road layout has been tweaked as requested by MCC Highways to allow for it's adoption.
If you wish the existing condition to be changed, please state how you wish the condition to be varied	2) The development hereby approved shall be carried out in accordance with the following drawings and documents: 3009/100 rev B, 3009/101 rev A, 3009/S2/102rev A, 3009/S2/205 rev C, 3009/S2/206 rev B 3009/107 rev A, 3009/S2/108 rev B, 3009/S2/109 rev A, 3009/SO/110 rev B, 3009/SO/111 rev B, 3009/SO/112 rev C, 3009/SO/113 rev C, 3009/S2/115 rev B, 3009/116, 3009/SO/117 rev A, 3009.120, 3009/SO/121 rev A Design and Access Statement by BTP, Bat Scoping Survey ref UES01948/03 dated 2nd May 2017, Preliminary Ecological Appraisal and Code for Sustainable Homes :Ecologuy Assessment ref UES1048/1 dated 2nd May 2017, Phase 1 Preliminary Risk Assessment refeerence 17.B.10964 dated 30th January 2017 and Phase 2 Geo Environmental Investigation and Assessment reference 17.B.10964/Deepdale Avenue dated 13th June 2017.

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? *	Yes

Pre-application Advice

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	Robert
Surname	Griffin
Reference	3009_MCC_Deepdale Avenue FFL's and Flood Zone 116719/FO/2017
Date (DD/MM/YYYY) *	16/08/2018

(Must be pre-application submission)

Details of the pre-application advice received:	Amendment application will be required to vary plans.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? *	Yes
If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one) *	The agent

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

* Indicates required field

Certificates

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land and have you been the sole owner for more than 21 days? *	Yes

Certificate under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015

Are there any agricultural tenants? *	No

Certificate of Ownership - Certificate A Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).

Person role	Agent
Title *	Mr
First name *	Manuel
Surname *	Atkinson
Declaration date (DD/MM/YYYY) *	02/11/2018

✓ Declaration made *

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 (DD/MM/YYYY - cannot be pre-application) *	02/11/2018