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. Applicant Name, Address and Contact Details

Title:	Mr	First Name:	Tahir	Surname:	Ahmed
Company name:	Mayfair Property Investments ltd				
Street address:	177 Lees Road				
			Telephone number:		
			Mobile number:		
Town/City:	Oldham		Fax number:		
Country:			Email address:		
Postcode:	OL4 1JP				

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Benjamin	Surname:	Carr
Company name:	Clive Sall Architecture				
Street address:	Unit 2				
	Providence yard		Telephone number:	07528264069	
	Ezra Street		Mobile number:	02070337855	
Town/City:	London		Fax number:		
Country:			Email address:		
Postcode:	E2 7RJ		benc@clivesallarchitecture.co.uk		

3. Site Address Details

Full postal address of the site (including full postcode where available)

House: 118 Suffix:

House name:

Street address: Daisy Bank Road

Town/City: Manchester

Postcode: M14 5QH

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 385638

Northing: 395775

Description:

4. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

5. Description of the Proposal

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

Proposal: LISTED BUILDING CONSENT relating to works connected with the erection of a 3-storey rear extension and elevational alterations relating to the formation of 9 selfcontained apartments (2 x studios, 5 x 1 bed and 2 x 2 bed) with associated setting out of 9 car parking spaces, external cycle store, boundary treatments and gates, external bin stores and landscaping following demolition of existing garage.
Location: 118 Daisy Bank Road, Manchester, M14 5QH
Date of application: 8 May 2017
Application number: 116215/LO/2017

Part 1 – Particulars of the application/development
Proposal: Erection of a 3-storey rear extension and elevational alterations relating to the formation of 9 self-contained apartments (2 x studios, 5 x 1 bed and 2 x 2 bed) with associated setting out of 9 car parking spaces, external cycle store, boundary treatments and gates, external bin stores and landscaping following demolition of existing garage.
Location: 118 Daisy Bank Road, Manchester, M14 5QH
Date of application: 8 May 2017
Application number: 116200/FO/2017

Application reference number: Application number: 116215/LO/2017 Application number: 116200/FO/2017

Date of decision: 08/05/2017

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

Application number: 116215/LO/2017 - conditions 3,4,5,6,8
Application number: 116200/FO/2017 - conditions 3,6,8,10

Has the development already started? ○ Yes ◉ No

6. Discharge of Condition(s)

Please provide a full description and/or list of the materials/details that are being submitted for approval:

041_Planning Discharge_Conditions_Issue_doc

6. Discharge of Condition(s)

116215/LO/2017
Condition 3 states:- No development that is hereby approved shall commence unless and until samples and specifications of all materials to be used on all external elevations of the development have been submitted to and approved in writing by the City Council as local planning authority.
Condition 4 states:
116215/LO/2017 - Before the works hereby granted by this listed buildings consent are commenced plans and particulars of the soft strip out of the parts of the listed building which are currently obscured by suspended ceilings and partitions or internal cladding and detailing how any damage thereto is to be mitigated shall be submitted to and approved in writing by the City Council as local planning authority. The approved plans and particulars shall be implemented as part of the development and the soft strip out shall be carried out in accordance with the approved plans and particulars.
Condition 5 states:
116215/LO/2017 - Before the development commences a schedule for the refurbishment/ repair of the existing roof, including details of any replacement roof covering, shall be submitted to and approved in writing by the City Council as local planning authority. The scheme shall provide for the retention of the existing roofing materials. Any replacement roof covering shall be agreed in writing by the City Council as Local Planning Authority.
Condition 6 states:
116200/FO/2017 - Not withstanding the detail of the submitted Environmental Strategy Ref 17.02.15-15008.3.01 no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority including elevational details of the proposed bin and container stores. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation.
Condition 8 states:
116215/LO/201 - Before development commences, a full photographic record of the site and the building (internally and externally) including all areas where physical changes are proposed, shall be submitted to and approved in writing by the City Council as local planning authority.
Condition 3 states:
116200/FO/2017 - Before the commencement of above ground construction works samples and specifications of all materials to be used on all external elevations of the development shall be submitted to and approved in writing by the City Council as local planning authority. The development shall be subsequently fully implemented in accordance with the approved materials, which shall be maintained in situ thereafter.
Condition 6 states:
116200/FO/2017 - Not withstanding the detail of the submitted Environmental Strategy Ref 17.02.15-15008.3.01 no development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has be

7. Part Discharge of Condition(s)

Are you seeking to discharge only part of a condition? ○ Yes ◉ No

8. 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? (Please select only one)

○ The agent ◉ The applicant ○ Other person

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 15/03/2018