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MANCHESTER
CITY COUNCIL

PART 1 of The Planning Register

PLANNING
REPLIED
RECD 14 APR 2008

Planning
PO Box 463, Town Hall Extension
Manchester M60 3NY
Tel: 0161 234 4516 Fax: 0161 234 4508
Email: planning@manchester.gov.uk

Application for approval of reserved matters following outline approval.

Article 21, Town and Country Planning (General Development Procedure) Order 1995

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address		2. Agent Name and Address	
Title:		Title:	MR.
First name:		First name:	PHILIP
Last name:		Last name:	BAKES
Company (optional):	MOYLAN HOMES LTD.	Company (optional):	P.N. BAKES ARCHITECTURAL CONSULTANC
Unit:	82	Unit:	403
House number:		House number:	
House suffix:		House suffix:	
House name:		House name:	
Address 1:	REDDISH ROAD	Address 1:	THORNTON ROAD
Address 2:	REDDISH	Address 2:	THORNTON
Address 3:		Address 3:	
Town:	STOCKPORT	Town:	BRADFORD
County:		County:	WEST YORKSHIRE
Country:	UK	Country:	UK.
Postcode:	SK5 7QU	Postcode:	BD13 3JN

$Date: 2007/08/22 15:20:09 $ $Revision: 1.20 $

3. Site Address Details

Please provide the full postal address of the application site.

Unit: | House number: | House suffix:

House name:

Address 1: GRANSMOOR AVENUE

Address 2: OPENSHAW

Address 3:

Town: MANCHESTER.

County: GREATER MANCHESTER.

Postcode (optional): M11

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

Easting: | Northing:

Description:

LAND AT END OF GRANSMOOR AVENUE, ADJ. TO SOCIAL CLUB

4. 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY):
(must be pre-application submission)

Details of pre-application advice received?

5. Development Description

Please indicate which reserved matter(s) you require to be determined under this application:

☐ Access ☑ Appearance ☑ Landscaping ☐ Layout ☐ Scale

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision:

ERECTION OF A 3 STOREY BLOCK TO CREATE 19 FLATS INCLUDING ONE FLAT IN ROOF SPACE WITH DORMER WITH ASSOCIATED PARKING.

Reference number: 071166/00/2004/N2 Date of decision: 6/05/2005 (date must be pre-application submission) (DD/MM/YYYY) (ON APPEAL).

Please provide a description of the reserved matters for which you are seeking consent:

EXTERNAL APPEARANCE OF BUILDING COMPRISING OF BRICK AND ZINC CLADDING FACING MATERIALS, GREY UPVC WINDOWS, CONCRETE ROOF TILES.
SOFT & HARD LANDSCAPING AND BOUNDARY TREATMENT - 1.8m RAILINGS

Has the development already started? ☐ Yes ☑ No

If Yes, please state when the development was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work been completed? ☐ Yes ☑ No

If Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)

6. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ☐ Yes ☑ No

If Yes, please provide details:

7. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

8. Supporting Information

Please provide the following information:

List of all relevant drawings, including reference numbers, that were approved as part of the original decision:

Drawing	Reference Number
PROPOSED FLATS DEVELOPMENT REVISED SCHEME	811/1

List of drawing numbers submitted with this application for approval:

Drawing Number
MR/07/473/01
MR/07/473/02
MR/07/473/03
MR/07/473/04
MR/07/473/05
MR/07/473/06
MR/07/473/07.
MR/07/473/08

Reasons for any changes to the original drawings (if applicable):

STAIRWELLS PROJECT SLIGHTLY FROM BUILDING TO FIRSTLY ADD INTEREST TO ELEVATION AND ALSO TO ALLOW SPACE FOR AMBULENT STAIRS.

9. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

- A completed and dated application form with 3 copies: ☑
- 3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑
- 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑
- The correct fee: ☑
- 3 copies of a design and access statement: ☑
- 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑
- 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

10. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant: Or signed - Agent:

Date (DD/MM/YYYY): 09/04/2008. (date cannot be pre-application)

25. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

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 or building to which the application relates.

Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY): 09/04/2008

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, 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 or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Neither Certificate A or B can be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*)of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant: | Or signed - Agent: | Date (DD/MM/YYYY):

$Date: 2007/08/22 15:20:03 $ $Revision: 1.24 $

25. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

§ Certificate A cannot be issued for this application

§ All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, 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 this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		09/04/2008

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

26. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

3 copies of a completed and dated application form:	☐	The correct fee:	☐
		3 copies of a design and access statement:	☐
3 copies of the plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North:	☐	3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings):	☐
3 copies of other plans and drawings or information necessary to describe the subject of the application:	☐	3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable):	☐

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
		(date cannot be pre-application)

11. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:	Mobile number (optional):

Country code:	Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01274	830355	

Country code:	Mobile number (optional):
	07989 579231

Country code:	Fax number (optional):
01274	830355

Email address (optional): philbakes@aol.com

13. 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)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:	Telephone number:

Email address: