MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number: 515

Suffix:

Property Name:

Address Line 1: Barlow Moor Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M21 8AQ

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

Easting (x): 381801

Northing (y): 393656

Description:

Applicant Details

Name/Company

Title

Mr

First name

Peter

Surname

Armistead

Company Name

APL

Address

Address line 1

1 Crossland rd

Address line 2

Address line 3

Chorlton

Town/City

Manchester

County

Country

UK

Postcode

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Simon

Surname

James

Company Name

Simon James Arq Ltd

Address

Address line 1

Flat 1

Address line 2

6 Oak Avenue

Address line 3

Chorlton

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 8BB

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

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

Change of use of 515 Barlow Moor Road from ground floor retail (Use Class A1) and 1no. self contained flat to form a single 2no. bedroom dwellinghouse (Use Class C3), elevational alterations to front and rear, landscaping, and, conversion of no.s 517 to 521 Barlow Moor Road from ground floor retail (Use Class A1) and 6no. self contained flats to form 11.no self-contained flats (Use Class C3) together with a three storey rear extension to no.s 517 and 519 Barlow Moor Road, 3no front dormers and 3no. rear dormers, associated elevation alterations to front and rear including creation of vehicular and pedestrian access, bicycle and bin stores and formation of 6no. car parking spaces.

Reference number

Application number: 127241/FO/2020

Date of decision (date must be pre-application submission)

04/07/2021

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

Condition number(s)

Condition no. 19 - No demolition shall take place during March and October unless bats have been shown to be absent
Condition no. 22(a) No demolition of buildings or structures shall take place until dusk emergence and/or dawn re-entry surveys to establish the presence / likely absence of roosting bats have been undertaken within the bat active period (May to September, inclusive)

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

This application is to begin the process of discharging Conditions 19 and 22.
Submission of Preliminary Bat Roost Assesment (PBRA)

Discharge of Conditions

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

Armistead Property Ltd - 515 – 521 Barlow Moor Road, Chorlton - Greater Manchester - Preliminary Bat Roost Assessment – (PBRA) - March 2025
PBRA provided by Britannia Ecological Solutions Ltd.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

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

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, 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.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Simon James

Date

28/05/2025

Amendments Summary

Bat Emergence Survey completed and submitted.