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

Suffix

Property Name

Address Line 1

Land off parkmount Road

Address Line 2

Harpurhey

Address Line 3

Town/city

Greater Manchester

Postcode

M9 4AJ

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

Easting (x)

386020

Northing (y)

402158

Description

Land Off Parkmount Road, Manchester, M9 4AJ

Applicant Details

Name/Company

Title

Mr

First name

Liam

Surname

Charnock

Company Name

John Southworth Builders Ltd

Address

Address line 1

Ravensfield Industrial Estate

Address line 2

Charles St,

Address line 3

Town/City

Dukinfield

County

Greater Manchester

Country

England

Postcode

SK16 4SD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Miss

First name

Kyra

Surname

Jennings

Company Name

AEW Architects

Address

Address line 1

AEW Architects,

Address line 2

Trinity Court,

Address line 3

16 John Dalton St

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M2 6HY

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

Erection of 24 dwellinghouses (Class C3) with associated parking, landscaping, access and boundary treatment

Reference number

137462/FO/2023

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

22/09/2023

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

Condition number(s)

5, 21(b), 23

Has the development already started?

- [x] Yes
- [ ] No

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

02/09/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

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

For conditions 5, 21(b) and 23, we are seeking for a partial discharge for plots 19-24 (block 4) only. Steven McCoombe has been informed that Block 4 (the 6 no. apartments) is scheduled to be completed and handed over to the client in August 2025. Unfortunately, the 18 no. houses have been delayed due to ground conditions, existing services and new utility supplies. Hence, they will not be completed until December 2025. To allow for handover of Block 4, we are seeking for a partial discharge for conditions 5, 21(b) and 23.

Discharge of Conditions

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

Information for a partial discharge to condition 5 regarding Energy and Environment includes:
CombinedReport_78449-19_001_2025-08-18_13-29-08
CombinedReport_78449-20_001_2025-08-18_13-29-09
CombinedReport_78449-21_001_2025-08-18_13-29-09
CombinedReport_78449-22_001_2025-08-18_13-29-09
CombinedReport_78449-23_001_2025-08-18_13-29-09
CombinedReport_78449-24_001_2025-08-18_13-29-09
DwellingSignOffReport_78449-19_001_2025-08-18_12-12-19_encrypted_
DwellingSignOffReport_78449-20_001_2025-08-18_12-12-19_encrypted_
DwellingSignOffReport_78449-21_001_2025-08-18_12-12-20_encrypted_
DwellingSignOffReport_78449-22_001_2025-08-18_12-12-20_encrypted_
DwellingSignOffReport_78449-23_001_2025-08-18_12-12-20_encrypted_
DwellingSignOffReport_78449-24_001_2025-08-18_12-12-20_encrypted_
P25-132-R01v1 - Plots 19-24 at Parkmount Road, Manchester - Sound Insulation Testing

Information for a partial discharge to condition 21(b) regarding noise includes:
P25-132-R01v1 - Plots 19-24 at Parkmount Road Manchester - Sound Insulation Testing

Information for a partial discharge to condition 23 regarding Remediation Strategy includes:
4047-02 Cover System Validation Report Plots 19-24 - Parkmount Manchester (May 2025

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?

- [ ] The agent
- [x] 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

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.

☑ I / We agree to the outlined declaration

Signed

- AEW Architects

Date

01/09/2025