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

Simon House

Address Line 1

Brownley Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M22 5RA

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

Easting (x)

382904

Northing (y)

386891

Description

Applicant Details

Name/Company

Title

First name

Surname

C/o Agent

Company Name

Teledata UK ltd

Address

Address line 1

C/o Agent

Address line 2

10 York Road

Address line 3

Town/City

LONDON

County

London

Country

London

Postcode

SE1 7ND

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

Vivienne

Surname

Goddard

Company Name

Union 4 Planning

Address

Address line 1

10 York Road

Address line 2

South Bank

Address line 3

York Road

Town/City

London

County

Country

United Kingdom

Postcode

SE17ND

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

Variation of condition 2 (specified plans) attached to planning permission 137424/FO/2023 to allow change of external and internal layout, together with the
introduction of flue and changes to elevational treatment.

Reference number

141245/JO/2024

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

06/12/2024

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

Condition number(s)

"8) No development hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacements national standards and details that have been submitted to and approved in writing by the Local Planning Authority".

Condition 9 requires that:

"9) No development hereby permitted shall be occupied until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- Verification report providing photographic evidence of construction as per design drawings;
- As built construction drawings if different from design construction drawings;
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its ifetime

17) The development hereby approved shall not be occupied until a detailed Travel Plan, based on the approved Framework Travel Plan (RGP 2023/7192/TP01, received on 28 June 2023), has been submitted to and agreed in writing by the City Council as Local Planning Authority. The approved Travel Plan shall thereafter be implemented in accordance with an agreed timeframe.

Has the development already started?

- [x] Yes
- [ ] No

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

06/05/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

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

Conditions 8 and 9
Drainage General Arrangement 170188 MNP ZZ XX DR C 01800
Typical Drainage Details (Sheet 1)
Typical Drainage Details (Sheet 2)
Typical Drainage Details (Sheet 3)
Specification Sheets (Eco Bloc Maxx)
Structural calculations (Compliance with Ciria C680)
Attenuation Tank Details (Rev A)

Condition 17
Travel Plan - produced by RGP

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
⊘ 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.

☑ I / We agree to the outlined declaration

Signed

Vivienne Goddard

Date

28/07/2025