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

Pellowe House

Address Line 1

Francis Road

Address Line 2

Withington

Address Line 3

Town/city

Manchester

Postcode

M20 4XP

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

Easting (x)

385337

Northing (y)

392328

Description

Applicant Details

Name/Company

Title

Ms

First name

Lorraine

Surname

Taylor

Company Name

Southway Housing Trust

Address

Address line 1

Southern Gate

Address line 2

729 Princess Road

Address line 3

Didsbury

Town/City

Manchester

County

Lancashire

Country

United Kingdom

Postcode

M20 2LT

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

Connor

Surname

Casey

Company Name

Southgate & Sarabia Architects

Address

Address line 1

Unit 402

Address line 2

7 Park Row

Address line 3

Town/City

Leeds

County

Country

Postcode

LS1 5HD

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 three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from Francis Road, parking provision, landscaping and associated works.

Reference number

134603/FO/2022

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

16/12/2022

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

Condition number(s)

7, 8 and 26

Has the development already started?

- [x] Yes
- [ ] No

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

29/01/2024

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

For Condition 7b
- Report 'LKC251461-D1-SCR-Francis Road, Withington R0' by LK Consult

For Condition 8b
- Report 'Z58118 Francis Road, Withington - Noise Monitoring (Condition 8) 11082025' by Azymuth Acoustics

For Condition 26
- As Built SAP reports.
- EPC Pack
- Signed Part L Compliance Reports

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

Connor Casey

Date

28/08/2025