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

Yew Tree Manor

Address Line 1

Yewtree Lane

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M23 0EA

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

Easting (x)

382133

Northing (y)

390591

Description

Applicant Details

Name/Company

Title

Mr

First name

Craig

Surname

Collishaw

Company Name

LNC Property Developments Ltd

Address

Address line 1

Unit 2 Lindricks Way

Address line 2

Barlborough

Address line 3

Town/City

County

Chesterfield

Country

United Kingdom

Postcode

S43 4XE

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

Mr

First name

Jason

Surname

Wright

Company Name

Jackson Design Associates

Address

Address line 1

Latimer House Latimer Way

Address line 2

Sherwood Energy Village

Address line 3

Town/City

Ollerton

County

Country

United Kingdom

Postcode

NG22 9QW

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) to alter position of air source heat pumps attached to planning permission 136127/JO/2023

Reference number

141842/JO/2025

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

02/05/2025

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

Condition number(s)

Condition 19 - Drainage verification
Condition 14 - Acoustic Verification Internal Noise Levels
Condition 16 - Acoustic Verification External Plant - ASHP

Has the development already started?

- [x] Yes
- [ ] No

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

07/01/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

6404-KSA-R01-B-Drainage Verification Report and Managment Plan
P25-257-M02v1 - Yew Tree Lane, Northern Moor - Verification of ASHP Noise
P25-257-M03v1 - Yew Tree Lane, Northern Moor - Verification of Internal Noise Levels

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?

⊘ 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

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):

Officer name:

Title

First Name

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

Surname

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

Reference

CDN/25/0761

Date (must be pre-application submission)

10/09/2025

Details of the pre-application advice received

Planning refusal received due to further information requested as below -
In order to discharge this condition further information will be required to be submitted to address the following:
-Four unlabelled photographs have been provided in Appendix B of the Drainage Verification Report & Management Plan, which appear to be of the general pipework and manholes only. Please include the following:
- Photographs during the installation of the flow control device &/or of the complete/installed flow device. INCLUDED IN REPORT
- Photographs during the installation of the permeable paving &/or of the complete/installed permeable paving. INCLUDED IN REPORT
-Please confirm the following on the as-built drawing (Ref: 6404-DR-01 C11):
- Attenuation volume of the installed permeable paving sub-base. INCLUDED IN REPORT
- Invert levels of the connection to the public combined sewer. INCLUDED IN REPORT

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

Luke Hunter

Date

19/09/2025