



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

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Land Bounded By Ardwick Green North, Cotter Street & Niven Street

Applicant Details

Name/Company

Title

Mr

First name

Stephen

Surname

Lythgoe

Company Name

Church Inn (Ardwick) Limited

Address

Address line 1

Unit 4 Royal Mills

Address line 2

Redhill Street

Address line 3

Ancoats

Town/City

Manchester

County

Country

Postcode

M4 5BA

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 16 x 3 storey townhouses (Class C3) with associated parking, landscaping and boundary treatment and new vehicular access from Cotter Street and associated works

Reference number

135857/FO/2022

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

27/03/2024

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

Condition number(s)

Condition 7,8,10,11,30

Has the development already started?

- ☒ Yes
- ☐ No

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

30/09/2024

Has the development been completed?

- ☐ 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

Condition 10 - partial approval has already been granted for Condition 10a. Now seeking to discharge Condition 10b

Condition 30 - partial approval has already been granted for the pre-commencement elements of this condition. Now seeking to discharge the remainder of the condition.

Also seeking full discharge of Conditions 7,8 and 11

Discharge of Conditions

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

Condition 07: ics_icsfp3_datasheet & ics_ics7d_3_datasheet - EV Charger and EV Charger Post datasheet;

Condition 08: 250916_SK22577_TP01(-01) - Travel Plan;

Condition 10: C322.TN.FNDS.001 FINAL 06.2.25 - Remediation Report;

Condition 11: 85075 - Airborne Sound Insulation testing;

Condition 30: C322.TN.FNDS.001 FINAL 06.2.25 - Remediation Report

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

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

Ryan Millar

Date

24/09/2025