



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 Opposite 83-87 Vine Street, Manchester, M18 8SR

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

Reserved matters application for consideration of appearance, landscape and scale following outline planning permission referenced 128864/OO/2020 for 25 x 2 storey dwellinghouses (Class C3).

Reference number

137751/MO/2023

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

10/11/2023

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

Condition number(s)

3

Has the development already started?

☐ Yes

☒ 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

Condition 3 requires the submission of a construction management plan or method statement.

A previous discharge of condition application (CDN/25/0096) in relation to Condition 3 was submitted and validated by the LPA on 4th February 2025 but subsequently refused on 17th April 2025. The decision cited:

"The contents of the Construction Management Plan rev. C dated January 2025 have been examined. It is considered that there is insufficient information, and further details are required to show the proposed site access and internal site set-up areas; a updated swept-path assessment with reference to the construction site layout/access; and details to demonstrate deliveries are made internal to the site, and not from Vine Street.

The Construction Management Plan also states that there are some off-site works required in order to bring the scheme to completion, but details of these works have not been provided for consideration. In view of the above matters, which need to be addressed, condition no.3 is not discharged."

The previously submitted management plan has been updated to address the request for additional information as follows:

Appendix 3 includes a plan 'Site Logistics Plan' which identifies construction access and internal road layout. The plan denotes site office and welfare facilities along with material storage areas which are the locations of site deliveries which addresses the concern that site deliveries will be from Vine Street. Vehicles will be able to access the site and turn via the turning ahead provided and a swept path assessment has been provided at Appendix 2 which highlights the acceptability for large vehicles.

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

NJL Consulting

Date

30/09/2025