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

All Souls Rectory

Address Line 1

Every Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M4 7DQ

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

Easting (x)

385759

Northing (y)

398166

Description

Applicant Details

Name/Company

Title

Mr

First name

Jonathan

Surname

McCaul

Company Name

McCaul Developments Ltd

Address

Address line 1

C/O agent

Address line 2

C/O agent

Address line 3

C/O agent

Town/City

C/O agent

County

C/O agent

Country

C/O agent

Postcode

-

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

Ralph

Surname

Taylor

Company Name

Paul Butler Associates

Address

Address line 1

31 Blackfriars Road

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M3 7AQ

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 planning permission 128924/JO/2020 to make elevational alterations including alteration to roof together with the configuration of the car parking area, means of access and landscaping

Reference number

136140/JO/2023

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

07/07/2023

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

Condition number(s)

3
9
15

Has the development already started?

- [x] Yes
- [ ] No

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

01/12/2019

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

Condition 3
- Secure by Design Gold Award certificate
- Secure by Design correspondence

Condition 9
- 23-301 - Hard Landscaping Plan - 001H
- 23-301 - Soft Landscaping Plan - 002E

Condition 15
1) Ground Investigation Report (Prepared by Sub Surface; Reference 7741A; Dated January 2024).
2) Phase 2 Geo-Environmental Investigation & Assessment (ref: 7261G-WML-00- XX RP-G-0002 Rev A) dated September 2019.
3) Ground Contamination Letter (Prepared by A&H Safety Consultants Limited; Dated 30/01/2025).
4) Topsoil Analysis Report (Prepared by Freeland Horticulture Limited; Dated 11/02/2025).
5) Soil Delivery Confirmation Letter (Prepared by Travis Perkins).
6) Supagrow Product Information Sheet (Prepared by Supagrow).
7) Soil Images x2.
8) Soil Images x6 and Cross-refenced hard landscape drawing.
9) Soil test certificate/Specification Sheet (Prepared by Construction Testing Solutions).
10) Waste Transfer Notes (Prepared by S.Worton Plant Hire Limited; Dated13/03/2025 & 28/03/2025).
11) Soil Analysis Report (Prepared by R Jones; Dated 30/04/2025).
12) Email Correspondence RE Soil Sample Key Findings.

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

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

Paul Butler Associates Ltd

Date

13/05/2025