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

Tesco Stores Ltd

Address Line 1

Altrincham Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M23 9TJ

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

Easting (x)

380373

Northing (y)

389316

Description

KFC development within part of former car park area of Tesco Extra store

Applicant Details

Name/Company

Title

Mr.

First name

Bruce

Surname

Layzell

Company Name

Chicken Cabins Ltd.

Address

Address line 1

Foston House

Address line 2

25 Riddings Road

Address line 3

Town/City

Ilkley

County

Country

Postcode

LS29 9LU

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

Adam

Surname

Beamish

Company Name

Beamish Planning Consultancy

Address

Address line 1

Apartment 231

Address line 2

River Crescent

Address line 3

Waterside Way

Town/City

Nottingham

County

Country

Postcode

NG2 4RE

Contact Details

Primary number

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

Secondary number

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

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 conditions 2 (specified plans), 12 (electric vehicle charging points) and 19 (landscaping) to allow for amendments to the site layout including
changes to the access vehicle lane, revision to circulation route, increase in electric vehicle charging points, and to approve details previously agreed to discharge condition nos. 8 (refuse storage), 10 a) (contaminated land), 13 (pedestrian walkway), 14 (drainage), 18 (Secured by Design) and 20 (construction management) attached to planning permission 132835/FO/2022

Reference number

140480/JO/2024

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

01/11/2024

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

Condition number(s)

Conditions 9 and 14

Has the development already started?

- [x] Yes
- [ ] No

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

29/07/2024

Has the development been completed?

- [x] Yes
- [ ] No

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

10/10/2024

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

Please refer to accompanying covering letter date 2nd July 2025 prepared by Beamish Planning Consultancy

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

Adam Beamish

Date

02/07/2025