



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

87

Suffix

Property Name

Address Line 1

Rochdale Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M4 4JD

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

Easting (x)

384711

Northing (y)

399146

Description

Applicant Details

Name/Company

Title

Mr

First name

D

Surname

McHugh

Company Name

McGoff Construction Ltd

Address

Address line 1

1 St George Court

Address line 2

Altrincham Business Park

Address line 3

Town/City

Altrincham

County

Cheshire

Country

Postcode

WA14 5UA

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

Erection of a part 11, part 13 storey building to form residential apartments (Use Class C3a) together with the erection of two blocks of 3 storey duplexes (Use Class C3a) to form 237 residential homes in total with associated commercial floor (Use Class E) (132 sqm), basement car parking, landscaping and public realm, and associated engineering and infrastructure works following demolition of existing buildings and structures

Reference number

131708/FO/2021 (as amended by 136574/NMC/2023)

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

18/02/2022

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

Condition number(s)

7

Has the development already started?

- ☐ 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

Part (b) - the submission of remediation verification reports

Discharge of Conditions

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

See attached schedule of documents, plus:

- 23C002 Imported Topsoil Spec
- Remediation report v3
- Soil Quality Contamination Test March 25
- Waterman Rem Strat April 2023

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Details required of validation of the imported soils for the landscaped areas.

(Now included with this application)

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

P Garner

Date

06/05/2025