



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

Cleared brownfield site bounded by Parkhill Avenue, Cleveland Road and Delaunays Road, Crumpsall, Manchester, M8 4QZ (closest match).

Applicant Details

Name/Company

Title

Mr

First name

Tomos

Surname

Hughes

Company Name

Great Places Housing Group

Address

Address line 1

2a Derwent Avenue

Address line 2

West Didsbury

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M21 7QP

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 9 no. two storey residential dwellinghouses and a four storey building comprising 15 one-bedroom apartments together with associated car parking and landscaping

Reference number

139946/FO/2024

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

03/09/2024

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

Condition number(s)

Conditions 3, 10, 12a), 14a), 18b), 19, 25, 26

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

12a), 14a), 18b)

Discharge of Conditions

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

Condition 3 - Samples and specifications of all materials to be used on all external elevations of the development. See attached file named '21-041_42 Material Details (17.04.25).pdf'.

Condition 10 - A construction management/ fit-out plan outlining working practices during development. See attached files named 'Parkhill CEMP - Construction Environmental Management Plan.pdf' and 'TMP PARKHILL PLAN.pdf'.

Condition 12a) - A scheme for acoustically insulating the proposed residential accommodation against noise from Parkhill Avenue, Delaunays Road and Cleveland Road. See attached file named '0112025_LT Land Bounded by Parkhill Avenue - Condition 12a.pdf'.

Condition 14a) - A report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site. See attached file named 'LKC 23 1405 B1-G-Park Hill Avenue Crumpsall R3.pdf'.

Condition 18b) - Details of further BNG enhancements. See attached Ascerta information as follows:

P.1957.24 Ascerta Biodiversity Impact Assessment Parkhill Avenue Crumpsall.pdf

P.1957.24 Statutory Biodiversity Condition Assessments Woodland Enhancement.xlsx

P.1957.24 Statutory Biodiversity Condition Assessments.xlsx

P.1957.24 Statutory Biodiversity Metric.xlsx

Condition 19 - A Biodiversity Gain plan and an accompanying Habitat Management. See attached files named 'P.1957.24 Parkhill Avenue Biodiversity Gain Plan.docx' and 'P.1957.24 Ascerta HMMP Parkhill Avenue.pdf'.

Condition 25 - An air quality exposure assessment together with any mitigation measures to safeguard local air quality. See attached file named '20250416 Parkhill Avenue Crumpsall AQ.pdf'.

Condition 26 - Details of the window reveals and soffits for the apartment building and the dwellings. See attached files named '21-041_40 Reveal Details (17.04.25).pdf' and '21-041_41 Soffit Details (17.04.25).pdf'.

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

Triangle Architects

Date

17/04/2025