MANCHESTER CITY COUNCIL
Planning
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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

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)

381679

Northing (y)

393983

Description

577-579 Wilbraham Road
Chorton-cum-hardy
Manchester

Applicant Details

Name/Company

Title

Mr

First name

Surname

Greenfield

Company Name

JH.Architects

Address

Address line 1

46 Manchester Road

Address line 2

Chorlton Cum Hardy

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 9PH

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

First name

Surname

Ahuja

Company Name

Address

Address line 1

577-579 Wilbraham road

Address line 2

Chorlton

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 9AH

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 three storey rear extension and elevational alterations to the Barlow Moor Road and Wilbraham Road frontages, in connection with the creation of two retail units (Class E) on the ground floor with six self-contained flats above (Class C3)

Reference number

140322/JO/2024

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

26/08/2023

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

Condition number(s)

11 / 13 / 14 / 15

Has the development already started?

- [x] Yes
- [ ] No

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

25/10/2024

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 11 - Please see Drawing Number - VP01-C-AD25.01 - Residential Bike Store Layout

Notwithstanding details submitted, none of the residential units hereby approved shall be occupied until space and facilities for bicycle parking have been provided in accordance with details to be submitted to and approved in writing by the City Council as Local Planning authority. The bicycle parking shall be secure and weatherproofed and shall then be retained and permanently reserved for bicycle parking.

CONDITION 13 - Please see Drawing Number. VP01-C-AP1.03 - Proposed External Works

Prior to the first use of the development hereby approved, a scheme of highway works for the reinstatement/repaving of the public footway adjoining the site along Wilbraham Road and Barlow Moor Road, along with any necessary tactile paving to vehicle crossovers, shall be submitted for approval in writing
by the City Council, as Local Planning Authority.
This shall include the following: Footway improvement/replacement of materials and reinstatement works around the perimeter of the application site including any necessary public realm works; The approved scheme shall be implemented and be in place prior to the first occupation of the residential element of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.

CONDITION 14 - There will be no soft landscaping elements to the proposal as these elements were removed during a s73 application on the same project reference. Please see Drawing Number VP01-C-AP1.03 - Proposed External Works

Prior to the first use of the development hereby approved, details of a soft landscaping treatment scheme for the site boundary shall be submitted to and approved in writing by the City Council as local planning authority. The approved scheme shall be implemented not later than 6 months from the date the
development first comes into use and shall thereafter be maintained and retained.

CONDITION 15 - Kingfisher UPVC PAS24 certificate

The extension hereby approved shall not be occupied until details of the security measures to be incorporated into the development have been submitted to and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with these approved
details which shall be retained thereafter.

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

Paul Harrison

Date

10/04/2025

Amendments Summary

Application number has been updated to suit the s73 application rather than original application