



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

1468

Suffix

Property Name

Address Line 1

Ashton Old Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M11 1HH

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

Easting (x)

389783

Northing (y)

397327

Description

Applicant Details

Name/Company

Title

Mr

First name

Patson

Surname

Makangadza

Company Name

MSV Housing Group

Address

Address line 1

7th Floor Trafford House

Address line 2

Chester Road

Address line 3

Stretford

Town/City

Manchester

County

Country

United Kingdom

Postcode

M32 0RS

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 one, 3-storey semi detached property to form 3 x one bedroomed flats with associated car parking, cycle stores and garden areas.

Reference number

137885/FO/2023

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

29/11/2023

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

Condition number(s)

Condition No 6 (a): Preliminary Risk Assessment
Condition No 7 (a): Noise Insulation and Ventilation Scheme
Condition No 10: Surface Water Drainage

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

Condition No 6 (a): Preliminary Risk Assessment - (6b Completion / Verification Report to follow in second application)
Condition No 7 (a): Noise Insulation and Ventilation Scheme - (7b Verification Report to follow in second application)

Discharge of Conditions

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

Condition No 6 (a): Preliminary Risk Assessment

- The Phase 1 & Phase 2 Site Investigations produced by Carley Daines and Partners Limited.
Please find their report (Split into 22 10MB Parts) dated 16/10/23.
- Supplementary Report on Gas Monitoring produced by Carley Daines and Partners Limited.
Please find their report dated 05/03/25.
- The Phase 3 Remediation Statement has been produced by Carley Daines and Partners Ltd.
Please find their report dated 05/03/25.

Condition No 7 (a): Noise Insulation and Ventilation Scheme

The proposed mechanical ventilation system is being reviewed to determine whether any additional attenuation measures are required. The Acoustic Planning Report produced by Lighthouse Acoustics previously submitted will be updated accordingly and submitted promptly upon completion.

Condition No 10: Surface Water Drainage

Please find the following documents produced by Carley Daines and Partners Limited.

- Proposed Drainage Layout
- MicroDrainage SW Calculations
- Flow control details
- Drainage Maintenance Plan
- Correspondence with packaged pumping station specialist for a suitable product for our requirements

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

CDN/24/1158

Date (must be pre-application submission)

04/03/2025

Details of the pre-application advice received

We sought approval for the three conditions to which this application relates on a previous application submitted on 11/12/24. We received feedback from Carl on the information submitted which we were unable to correspond to within the time constraints of the application. We received a split decision on 04/03/25 in which these three conditions were refused.

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

Bernard Taylor Partnership Limited

Date

13/03/2025