



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

Land At The Junction Of Varey Street And Cross Lane, Manchester

Applicant Details

Name/Company

Title

Mr

First name

Jon

Surname

Scurr

Company Name

R&M Property Group

Address

Address line 1

The Colony HQ

Address line 2

Altrincham Road

Address line 3

Town/City

Wilmslow

County

Country

United Kingdom

Postcode

SK9 4LY

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 1 x 3 bed house and 4 x 1 bed cottage flats (Class C3) with associated car parking and landscaping.

Reference number

139774/JO/2024

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

06/06/2024

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

Condition number(s)

Condition No. 3, 4, 5, 6, 8, 9, 10 part, 11, 14, 15, 19 part

Has the development already started?

- ☒ Yes
- ☐ No

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

18/03/2024

Has the development been completed?

- ☐ 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

- 10 part
- 19 part

Discharge of Conditions

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

Please refer to submitted information and 'Planning Tracker' document.

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

141912/NMC/2025 - Land At The Junction Of Varey

Date (must be pre-application submission)

12/02/2025

Details of the pre-application advice received

Hello,

I don't know why it wasn't spotted earlier – but we are where we are!

On the NMC - Unfortunately, you would need to withdraw and resubmit as we wouldn't be able to change the reference within the description of development. The NMC itself is fine (the one for the adjacent development went through yesterday). If you resubmit, I can pick it up and get it done asap.

On the discharge – I think your solution is best. Submit a CDN against the JO with all the info again to sign off. Again, I don't know how it wasn't spotted earlier however its should be easy to rectify as you've already had the conditions approved – just under the wrong scheme!

I'll keep an eye out for any coming in and put my name against it so I can push it through.

Thanks

Josh

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

19/03/2025