MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
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: 4

Suffix: B

Property Name:

Address Line 1: Albany Road

Address Line 2: Chorlton-cum-Hardy

Address Line 3:

Town/city: Manchester

Postcode: M21 0AW

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

Easting (x): 381776

Northing (y): 394275

Description:

Applicant Details

Name/Company

Title

First name

Surname

Challenger Building Services Ltd

Company Name

Address

Address line 1

c/o Hayley Knight Planning Ltd

Address line 2

205 Stockport Road

Address line 3

Town/City

Altrincham

County

Greater Manchester

Country

United Kingdom

Postcode

WA15 7SW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Hayley

Surname

Knight

Company Name

Hayley Knight Planning Ltd

Address

Address line 1

205 Stockport Road

Address line 2

Altrincham

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

WA15 7SW

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 4 storey building to form 40 no. residential apartments, together with cycle and car parking, bin store, landscaping, and boundary treatments following demolition of existing buildings.

Reference number

136878/FO/2023

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

23/10/2023

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

Condition number(s)

12, 13, 14, 17, 23, 25 and 33

Has the development already started?

- [x] Yes
- [ ] No

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

28/07/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

13 and 14, as both of these conditions were in two parts with the first part seeking approval of external lighting and acoustic mitigation and overheating prior to installation, and the second part of these conditions seeking verification of installation in accordance with the approved details.
This application is seeking part one of these conditions to be approved.

Discharge of Conditions

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

Please see submitted cover letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Hayley Knight

Date

10/04/2025