

**Planning**

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**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

Brownfield site adjoining Longhurst Road, Higher Blackley, Manchester (site of former day nursery).

## Applicant Details

### Name/Company

Title

Ms.

First name

Andrea

Surname

Peak

Company Name

Terra Nova Development limited

### Address

Address line 1

Great Places

Address line 2

2a Derwent Avenue

Address line 3

West Didsbury

Town/City

Manchester

County

Greater Manchester

Country

United Kingdom

Postcode

M21 7QP

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 14 x 3 storey semi-detached houses and 2 blocks of 2 storey apartments containing 8 flats in total (Class C3) with associated car parking, landscaping, regrading of ground levels and boundary treatment.

Reference number

136721/FO/2023

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

28/07/2023

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

Condition number(s)

Condition 5 (Highways Works) and Condition 15 (Surface Water Drainage)

Has the development already started?

- ☒ Yes
- ☐ No

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

29/08/2023

Has the development been completed?

- ☐ Yes
- ☒ 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 5: - Delivery Sequence

- General arrangement site plans of highways works
- Swept path analysis
- Standard details of highways and kerbs

Condition 15: - Geotechnical Interpretive Report

- 1:20 detailed drawings of the surface water drainage
- Site plans with drainage general arrangements
- Longsections of surface water drainage runs
- Microdrainage results
- Retaining wall and foundation GAs
- Tanking details

## 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

First Name

Surname

Reference

Date (must be pre-application submission)

13/05/2024

Details of the pre-application advice received

Revised kerb and grassed areas to roadside verge layouts

## 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

Adam Collinge

Date

13/01/2025