

**Planning**

Telephone: +44 (0)161 234 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

36

Suffix

Property Name

Address Line 1

Kingston Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2RZ

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

Easting (x)

384889

Northing (y)

390213

Description

Applicant Details

Name/Company

Title

First name

Richard

Surname

Dundas

Company Name

Address

Address line 1

36 Kingston Road

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M20 2RZ

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Remodelling and extensions to existing detached dwelling with proposed canopy structure to rear, new driveway to front and alterations to existing rear boundary treatment.

Reference number

139179/FH/2024

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

05/03/2024

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

Condition number(s)

3,4,5,8

Has the development already started?

☒ Yes

☐ No

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

18/12/2024

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

3 - Notwithstanding details as shown on the submitted plans, prior to commencement of works to the existing dwellinghouse, a sample panel with brickwork and mortar shall be made available on site for inspection by the local planning authority and approved in writing. The works shall be in accordance with the approved specifications and remain in perpetuity. CONFIRMED WILL BE MADE AVAILABLE ON SITE FOR INSPECTION AND MATCH EXISTING AS CLOSE AS POSSIBLE

4 - Notwithstanding details as shown on the submitted plans, prior to commencement of works to the existing dwellinghouse, details of all external cladding shall be submitted to and approved in writing by the Local Planning Authority. NOT PROCEEDING WITH CLADDING - STICK WITH CURRENT BRICK WORK

5 - Notwithstanding details as shown on the submitted plans, before commencement of works to the front driveway, full details of proposed hard landscaping to the site frontage, including design and materials, shall be submitted to and approved in writing by the Local Planning Authority. NO HARD LANDSCAPING TO FRONT DRIVEWAY, ORIGINAL DESIGN/BLOCK & BEAM TOO EXPENSIVE IN PRACTICE SO JUST LEAVING EXISTING

8 - 8) a) No below ground works shall commence until full detailed structural specifications of proposed front driveway works and rear canopy (in accordance with BS5837 (2012) Trees in relation to design, demolition and construction unless otherwise agreed in writing), has been submitted to and approved in writing by the Local Planning Authority. These should include details of design, such as services, drainage, boundary treatments and detailed construction specifications. NA, DRIVEWAY NOT PROCEEDING + REAR CANOPY NOT PROCEEDING AS TOO EXPENSIVE

b) No below ground works shall commence until a written Arboricultural Method Statement (AMS) in accordance with BS5837 for a tree care plan has been submitted to and approved in writing by the local planning authority. Works or development shall then be carried out in accordance with the approved method statement. The AMS shall include for on-site monitoring by an arboricultural consultant, including site visits at key stages and on-site supervision of specific operations that relates to trees. Proposals shall include for reporting back to the LPA at each intervention. NA - AIA WAS APPROVED BUT NO GROUND WORKS TAKING PLACE

c) No equipment, machinery or materials shall be used, stored or burnt within any protected area. Ground levels within these areas shall not be altered, nor any excavations undertaken including the provision of underground services, without prior written approval of the LPA. NA - AGREED & SPECIFIED IN AIA

d) No retained tree, as shown on the proposed site plan (plan ref: P689_210 D), shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped. AGREED

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

Richard Dundas

Date

18/12/2024