

**Planning**

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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

38

Suffix

Property Name

Address Line 1

Grosvenor Street

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M1 7EW

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

Easting (x)

384738

Northing (y)

397296

Description

The site includes land at Lockton Close, Clare Street, Grosvenor Street, Penfield Close and Litcham Close, Ardwick, Manchester and includes 26 dwellings within Phases 2, 9 and H of the PFI Masterplan, addresses now built are as follows:

1a Lockton Close, M1 7JG
1b Lockton Close, M1 7JG
1c Lockton Close, M1 7JG
1d Lockton Close, M1 7JG
1e Lockton Close, M1 7JG
1f Lockton Close, M1 7JG
1g Lockton Close, M1 7JG
1 Clare Street, M1 7AL
3 Clare Street, M1 7AL
8 Grosvenor Street, M1 7EW
6 Grosvenor Street, M1 7EW
48 Grosvenor Street, M1 7EW
46 Grosvenor Street, M1 7EW
44 Grosvenor Street, M1 7EW
42 Grosvenor Street, M1 7EW
40 Grosvenor Street, M1 7EW
38 Grosvenor Street, M1 7EW
36 Grosvenor Street, M1 7EW
34 Grosvenor Street, M1 7EW
32 Grosvenor Street, M1 7EW
30 Grosvenor Street, M1 7EW
28 Grosvenor Street, M1 7EW
26 Grosvenor Street, M1 7EW
2 Litcham Close, M1 7FN
4 Litcham Close, M1 7FN
6 Litcham Close, M1 7FN

Applicant Details

Name/Company

Title

Ms

First name

Abbie

Surname

Mason

Company Name

Countryside Properties (UK) Ltd

Address

Address line 1

301 Bridgewater Place

Address line 2

Birchwood Park

Address line 3

Town/City

County

Country

Postcode

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

31 Blackfriars Road

Address line 2

Address line 3

Town/City

Salford

County

Country

United Kingdom

Postcode

M3 7AQ

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

Proposed erection of 26 new residential dwellings with associated car parking, landscaping and boundary treatments (amended layout and siting from houses previously approved under application 101664/FO/2013/N2)

Reference number

109831/FO/2015/N2

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

09/12/2015

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

Condition number(s)

9) The development hereby approved shall achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) rating of four star sustainability rating under the code for sustainable homes for those elements of the development which are residential in nature. Post construction review certificate(s)/verification statement shall be submitted to and approved in writing by the City Council as local planning authority within six months of a particular residential property hereby approved being first occupied.

Reason - In order to minimise the environmental impact of the development pursuant to policies SP1, T1-T3, EN4-EN7 and DM1 of the Core Strategy, policies ER13 and DP3 of Regional Spatial Strategy for the North West (RSS13) and the principles contained within The Guide to Development in Manchester SPD (2007) and the National Planning Policy Framework.

Has the development already started?

☒ Yes

☐ No

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

10/12/2015

Has the development been completed?

☒ Yes

☐ No

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

31/12/2024

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

Please refer to covering letter Ljr/17.1134/dt090125

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)

Details of the pre-application advice received

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

Date

09/01/2025