

**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

1468

Suffix

Property Name

Address Line 1

Ashton Old Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M11 1HH

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

Easting (x)

389783

Northing (y)

397327

Description

Applicant Details

Name/Company

Title

Mr

First name

Patson

Surname

Makangadza

Company Name

MSV Housing Group

Address

Address line 1

7th Floor Trafford House

Address line 2

Chester Road

Address line 3

Stretford

Town/City

Manchester

County

Country

United Kingdom

Postcode

M32 0RS

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 one, 3-storey semi detached property to form 3 x one bedroomed flats with associated car parking, cycle stores and garden areas.

Reference number

137885/FO/2023

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

29/11/2023

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

Condition number(s)

Condition No 3: Material Samples
Condition No 5: Refuse Storage
Condition No 6 (a): Preliminary Risk Assessment
Condition No 7 (a): Noise Insulation and Ventilation Scheme
Condition No 8 (a & b): Clean Air Intake Scheme
Condition No 9: Electric Vehicle Charging
Condition No 10: Surface Water Drainage
Condition No 11: Cycle Storage
Condition No 12: Construction Management Plan

Has the development already started?

- ☐ Yes
- ☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☒ Yes
- ☐ No

Condition No 6 (a): Preliminary Risk Assessment - (6b Completion / Verification Report to follow in second application)
Condition No 7 (a): Noise Insulation and Ventilation Scheme - (7b Verification Report to follow in second application)

Discharge of Conditions

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

Condition No 3: Material Samples

Please find in attached documents the Schedule of External Elevation Materials (Rev 01). Please get in touch if you require any specification documents or physical samples.

Condition No 5: Refuse Storage

External Storage: Hard standing to rear of property to provide refuse storage space for MCC segregated waste recycling within communal garden area. 3 x Blue (140 Litre), 3 x Brown (140 Litre), 3 x Green (240 Litre) & 3 x Black (140 Litre). Wheelie bins to receive allocated flat number stickers. As indicated on the revised Site as Proposed drawing AR-BTP-00-SP-DR-A-3764_202.2

Internal Storage: A recycle bin will be provided and fitted within a base unit of each flat's kitchen.

Condition No 6 (a): Preliminary Risk Assessment

The Phase 1 & Phase 2 Site Investigations have been undertaken by Messrs Carley Daines and Partners Limited. Please find their report dated 16/10/23.

The Phase 3 Remediation Statement has been undertaken by Carley Daines and Partners Ltd. Please find their report dated 12/11/24.

Condition No 7 (a): Noise Insulation and Ventilation Scheme

Lighthouse Acoustics have produced the Acoustic Planning Report. Please find their report dated 04/12/24.

Condition No 8 (a & b): Clean Air Intake Scheme

Miller Goodall have produced an Air Quality Appraisal which concludes that a clean air intake system is not required. Please find their report dated 06/12/24.

Condition No 9: Electric Vehicle Charging

A stand mounted untethered EV charger centered on the parking space to allow access to front and rear charging vehicles will be installed as indicated on the revised Site as Proposed drawing AR-BTP-00-SP-DR-A-3764_202.2

Condition No 10: Surface Water Drainage

The proposal for the sites surface water drainage is still under review with the projects Contractor and Civil Engineer. As this is a pre-commencement condition and works are scheduled to commence in early February, we have included it within this application and will endeavour to submit it promptly upon completion.

Condition No 11: Cycle Storage

As stated in the Highways Technical Note submitted as part of the planning submission, the applicant proposes to provide 3 No. Bikeaway, Warrior-2 Horizontal cycle lockers (two cycles) to the rear of the property one for each resident.

It was selected due to it's Sold Secure Pedal Cycle Diamond accreditation. Please find the manufacturer's technical information attached for details. The siting is as indicated on the revised Site as Proposed drawing AR-BTP-00-SP-DR-A-3764_202.2

Condition No 12: Construction Management Plan

Please find the contractor Jamieson Contracting (North West) Ltd's, Construction Environmental Management Plan, dated 25/11/24 in the attached documents.

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

Victoria Jane Saunders

Date

11/12/2024