MANCHESTER CITY COUNCIL

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: 123

Suffix:

Property Name:

Address Line 1: Barlow Moor Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M20 2TS

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

Easting (x): 384033

Northing (y): 391549

Description:

Applicant Details

Name/Company

Title

Mr

First name

Amir

Surname

Ahmed

Company Name

Marco Investments

Address

Address line 1

81 Newton Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M1 1EX

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Jonathan

Surname

Davidson

Company Name

Jonathan Davidson Architects

Address

Address line 1

47 Hilton Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M1 2EF

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 pair of 4 bed 3 storey semi-detached houses and ancillary single storey annexes at rear with parking and landscaping

Reference number

135315/FO/2022

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

23/04/2023

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

Condition number(s)

16: 17

Has the development already started?

- [x] Yes
- [ ] No

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

14/10/2024

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [ ] Yes
- [x] No

Discharge of Conditions

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

Condition 16: Previously submitted Geo-Environmental Appraisal ref GRO-23382-5055 FINAL. Note remediation strategy contained in section 8.4 of this document. Appendices omitted due to large file size but all appendices have previously been submitted under app ref CDN/24/0754

Condition 17: Previously submitted Brennan Consult drawings refs:2829-BCL-00-XX-DR-D-0101-P02 17.09.24 & 2829-BCL-00-XX-DR-D-0102-P02 17.09.24 and drainage report ref: 2829-BCL-00-XX-RP-C-0002-P02 - Drainage Condition Report 17.09.24.

United Utilities S106 Part 1 Approval Form for connection to public sewer

Note additional information below supplied by engineer in response to queries on previous application ref CDN/24/0754:

1. BRE365 compliant soakaway tests were undertaken as part of the site investigation however they failed due to lack of infiltration, full details are within the SI report, see page 222 to 227 of document GRO-23382-5055 FINAL previously submitted

https://www.dropbox.com/scl/fi/1w7v9i59b1dc5ag5utl33/GRO-23382-5055.pdf?rlkey=t9k1a3hdtcyjjvbkul8bnqkqb&dl=0

2.Whilst an infiltration rate is provided it is not favourable to a reasonably sized soakaway however the overriding issue the BRE 365 compliant test failed due to lack of infiltration.

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?

- [ ] The agent
- [x] 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.

☑ I / We agree to the outlined declaration

Signed

Jonathan Davidson

Date

11/11/2024