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

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)

385958

Northing (y)

400153

Description

Land On The Corner Of Sedgeford Road And Queens Road, Manchester M40 8TQ

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Barnes

Company Name

Casey Group

Address

Address line 1

Rydings Road

Address line 2

Address line 3

Town/City

Rochdale

County

Country

United Kingdom

Postcode

OL12 9PS

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

First name

Surname

John McCall Architects

Company Name

John McCall Architects

Address

Address line 1

John McCall Architects

Address line 2

No1 Arts Village

Address line 3

Henry Street

Town/City

Liverpool

County

Country

Postcode

L1 5BS

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 8 no. two storey dwelling houses (Use Class C3a) with associated landscaping and boundary treatment together with the creation of car parking area and associated boundary treatment

Reference number

135789/FO/2022

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

08/12/2023

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

Condition number(s)

Condition numbers 4,8,12,14,16,17 and 27.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

⊘ Yes
◯ No

If Yes, please indicate which part of the condition your application relates to

16b

16a submitted and signed off 09.02.24

Discharge of Conditions

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

Condition 4 - Queens Rd Monsall - Construction Environmental Management Plan
Condition 8 - 223-151 S.W Calculations Rev C, DRAINAGE_STRATEGY-2176523, QAV-AJP-ZZ-00-DR-C-1000-P04 Outline Drainage Plan, QAV-AJP-ZZ-00-DR-C-1010-P03 Manhole Schedules, QAV-AJP-ZZ-00-DR-C-1040 S.W Catchment Plan, QAV-AJP-ZZ-00-DR-C-1060-P01 Typical Drainage Details, QAV-AJP-ZZ-00-DR-C-1061-P01 Typical Drainage Details, QAV-AJP-ZZ-00-DR-C-1070-P02 Attenuation Tank Details, QAV-AJP-ZZ-00-DR-C-1090-P01 Control Manhole Detail
Condition 12 - Section 278 receipt email copy 1,Section 278 receipt email copy 2,Section 278 receipt email copy 3,Section 278 receipt email copy 4 , QAV-AJP-ZZ-00-DR-C-1630 S278 Construction Details, QAV-AJP-ZZ-00-DR-C-1690 S278 Agreement
Condition 14 - 50-477-R3-2- Noise Impact Assessment - Queens Road
Condition 16 - PEA_Unit 1_Type C_2024-06-21_10-44-15, PEA_Unit 2_Type C_2024-06-21_10-44-15, PEA_Unit 3_Type C_2024-06-21_10-44-15, PEA_Unit 4_Type A_2024-06-21_10-44-14, PEA_Unit 5_Type A_2024-06-21_10-44-14, PEA_Unit 6_Type B_2024-06-21_10-44-14, PEA_Unit 7_Type B_2024-06-21_10-44-14, PEA_Unit 8_Type B_2024-06-21_10-44-14, SummaryInformation_Unit 1_Type C_2024-06-21_10-43-58, SummaryInformation_Unit 2_Type C_2024-06-21_10-43-58, SummaryInformation_Unit 3_Type C_2024-06-21_10-43-58, SummaryInformation_Unit 4_Type A_2024-06-21_10-43-56, SummaryInformation_Unit 5_Type A_2024-06-21_10-43-56, SummaryInformation_Unit 6_Type B_2024-06-21_10-43-56, SummaryInformation_Unit 7_Type B_2024-06-21_10-43-56, SummaryInformation_Unit 8_Type B_2024-06-21_10-43-56
Condition 17 - 077873-CUR-00-XX-RP-GE-043-P02_Queens_Road_Letter_Report, BEK - Remediation Strategy - Queens Road, Monsall - Ref BEK-24083-1, August 2024
Condition 27 - PL.017 Schedule of Materials

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?

- [x] The agent
- [ ] 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

John McCall

Date

16/09/2024