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: 35

Suffix:

Property Name:

Address Line 1: Demesne Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M16 8HJ

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

Easting (x): 383281

Northing (y): 394734

Description:

Applicant Details

Name/Company

Title

Dr

First name

Ali

Surname

Roomi

Company Name

Address

Address line 1

51 Cicada Road

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SW18 2NN

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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

The appeal is allowed and planning permission is granted for the demolition of the property at 35 Demesne Road, Manchester M16 8HJ in accordance with the terms of the application, Ref 124769/FO/2019, dated 8 September 2019

Reference number

Application Ref: 124769/FO/2019

Appeal Ref: APP/B4215/W/20/3260989

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

13/08/2021

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

Condition number(s)

1) The development hereby permitted shall begin not later than 3 years from the date of this decision.

2) No demolition shall commence until a demolition method statement has been submitted to and approved in writing by the local planning authority. The demolition method statement shall include details of: the method of demolition; hours of working; provision for contractors including the provision and use of wheel washing facilities for the duration of any works on site; and a timetable for the carrying out of the demolition, including the removal of demolition materials from the site following completion of the works. The demolition works shall be carried out in accordance with the details and timetable thereby approved.

3) No demolition shall commence until details of the interim treatment of the site of the demolished building, including site hoarding plans, details of a temporary site treatment and a timetable for the implementation of such measures, have been submitted to and approved in writing by the local planning authority. The interim treatment of the site shall thereafter be carried out in accordance with the details and timetable thereby approved.

Has the development already started?

◯ 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

1. Demolition Method Statement

2. During and subsequent to demolition, site perimeter is to be secured with metal fencing and gates. The front facing, street-lined wall will remain, as will the trees and proximal vegetation in keeping with the surrounding properties. The site will be levelled and all salvageable material of heritage value and conservation will be stored on site in anticipation of future use. The timeline for this runs alongside the principal demolition statement attached and we anticipate this should be complete within 6 months, and hopefully sooner, barring any mitigating circumstances.

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.

- [x] I / We agree to the outlined declaration

Signed

Ali Roomi

Date

15/05/2024

Amendments Summary

Addendum added to include details about condition 3 of the Appeal Decision document from the Planning Inspectorate.