

**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

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)

Northing (y)

Description

Cleared brownfield site adjacent to Brigham Street opposite the junction with Timperley Street, Openshaw, Manchester, M11 2JJ (closest match)

Applicant Details

Name/Company

Title

Mr

First name

Steven

Surname

Brown

Company Name

John Southworth

Address

Address line 1

10 Charles Street

Address line 2

Dukinfield

Address line 3

Town/City

County

Country

Postcode

SK16 4SD

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Trayhorn

Company Name

Triangle Architects

Address

Address line 1

Lower Ground Floor

Address line 2

4 Jordan Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M15 4PY

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 24 dwelling houses and cottage flats (Class C3) with associated car parking, landscaping and the creation of a new vehicular access.

Reference number

136171/FO/2023

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

06/07/2023

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

Condition number(s)

Conditions 11, 13, 14, 15, 20, 23, 25, and 30

Has the development already started?

☒ Yes

☐ No

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

16/10/2023

Has the development been completed?

☐ 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

Condition 11 - Specification of the electric vehicle (EV) charging points. See attached files named 'Wall Mounted EV Charger data sheet' and 'PLOTS 13-16 EV Charger and Post Data Sheet'

Condition 13 - Details of the elevational appearance of the bin storage enclosures relating proposed apartments (at Plots 23, 14 15 and 16) in the positions shown on drawing ref: Proposed Site Plan Ref: 20_051/02 Rev A. See attached approved dwg. no.: Boundary Treatment Details Ref: 20_051/30.

Condition 14 - Details of the elevational appearance of the gardens details as shown on drawing ref: Proposed Site Plan Ref: 20_051/02 Rev A, including confirmation of facilities for secure cycle storage with the sheds. See attached file named 'Cycle Store'. No other structures are within the garden areas. Boundary treatments are all as approved dwg. no.: Boundary Treatment Details Ref: 20_051/30.

Condition 15 - Noise Impact. See attached Noise Impact Assessment (file named '0972023 Brigham Street Openshaw - Discharge of Condition 15'. Conclusion is that no scheme of mitigation is required to control noise from the commercial units to the west of the site. So parts a & b are addressed.

Condition 20 - Full details and specifications of all off-site highways works, including footpath reinstatement to Meech Street, Staton Street and Brigham Street. See attached Carley Daines dwg. nos.: 21.B.13127-30 Rev F, 21.B.13127-33 Rev F, 21.B.13127-SD01 Rev B, 21.B.13127.34 Rev C, and 21.B.13127 -35.

Condition 23 - Additional details relating to the provision and position of bat and bird boxes. See attached site plan mark-up and box information (files named 'Ecology Mark up' and 'Bat_Bird Box Information').

Condition 25 - A scheme detailing the inclusion of native tree and shrub planting within the site and arrangements for the future maintenance of communal hard and soft landscaping within external communal areas. See attached Landscape Proposals dwg. no.: 7509.01.

Condition 30 - Fencing Details. See attached approved dwg. no.: Boundary Treatment Details Ref: 20_051/30. Northern boundaries are as noted on Site Plan 20-051/02, southern boundary to rear of plots 12, 13 & 15 will receive 1800mm high timber fence, as other boundaries.

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

Triangle Architects

Date

26/06/2024