MANCHESTER CITY COUNCIL

Planning
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PO Box 532 Town Hall
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: 20

Suffix:

Property Name:

Address Line 1: Nigel Road

Address Line 2:

Address Line 3: Manchester

Town/city: Manchester

Postcode: M9 4PD

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

Easting (x): 386771

Northing (y): 401367

Description:

Applicant Details

Name/Company

Title

Mr

First name

Anthony

Surname

Blackwell

Company Name

Redrow Homes Lancashire Ltd

Address

Address line 1

Redrow House

Address line 2

14 Eaton Avenue

Address line 3

Matrix Office Park,

Town/City

Buckshaw Village, Chorley

County

Lancashire

Country

United Kingdom

Postcode

PR7 7NA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Anthony

Surname

Blackwell

Company Name

Redrow Homes Lancashire Ltd

Address

Address line 1

Redrow House

Address line 2

14 Eaton Avenue

Address line 3

Matrix Office Park

Town/City

Buckshaw Village, Chorley

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pr7 7na

Contact Details

Primary number

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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 87 no. residential dwellings with associated car parking, landscaping, boundary treatments and access works

Reference number

104654/FO/2014/N1

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

17/04/2014

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

Condition number(s)

5,7 & 16

Has the development already started?

- [x] Yes
- [ ] No

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

30/07/2014

Has the development been completed?

- [x] Yes
- [ ] No

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

22/12/2016

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 5
Crime Impact Statement ref 2010/0026/CIS/01. I can also confirm that the measures set out in the CIS have been implemented.

Condition 7
Plot validation letter reports for plots 7,9,10,23 & 24 which I believe to be the only outstanding plots on the development. Please also refer to my email of the 30th January 2024 which states “This is now a lot clearer to me. Condition 2 schedules the approved documents and refers to the second attachment RED/M/S6/01 rev.Q (proposed site layout plan), received by e-mail 15th April 2014;
You will see from this plan that the plot numbering omits plots 13, 32 and 33 (revision N on the revision schedule makes specific reference to the omission of plots 32 and 33). Accordingly I believe that validation reports I sent through yesterday are the only outstanding documents (subject to Laura’s review of same) that would allow the discharge of this condition.”

Condition 16
Drawings;
4274-11-06 ENG010-1c External Works Layout Sht 1
4274-11-06 ENG010-2f External Works Layout Sht 2
4274-11-06 ENG010-3e External Works Layout Sht 3
4274-11-06 ENG010-4c External Works Layout Sht 4
These drawings demonstrate that floor levels are set no lower that 150 mm above surrounding ground levels.
With respect to the maintain and manage aspect, as all the drainage for the plots discharged directly into the existing combined sewers in the highway the system is entirely private and the responsibility of the individual homeowner for the drainage within their curtilage

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

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

First Name

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

Surname

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

Reference

104654/FO/2014/N1

Date (must be pre-application submission)

29/01/2024

Details of the pre-application advice received

Please submit an application to discharge the conditions

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

Mark Dawson

Date

16/02/2024