MANCHESTER CITY COUNCIL

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

Tatton Arms Public House

Address Line 1

Boat Lane

Address Line 2

Northenden

Address Line 3

Town/city

Manchester

Postcode

M22 4HR

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

Easting (x)

383259

Northing (y)

390211

Description

Applicant Details

Name/Company

Title

Mr

First name

Dan

Surname

Arya

Company Name

Urbanize Homes Limited

Address

Address line 1

Carlton Place

Address line 2

28-32 Greenwood Street

Address line 3

Altrincham

Town/City

Altrincham

County

Cheshire

Country

Postcode

WA14 1RZ

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

DK

Surname

Seddon

Company Name

Howard & Seddon ARIBA

Address

Address line 1

64 Washway Road

Address line 2

Address line 3

Town/City

Sale

County

Country

United Kingdom

Postcode

M33 7RE

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

Conversion of former Tatton Arms public house to create 7 new residential (C3) apartments and development of a further 21 new apartments (C3) to the rear following partial demolition of existing extensions together with associated access, parking and landscaping.

Reference number

125635/FO/2019

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

30/04/2024

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

Condition number(s)

3 – Materials
7 – Surface Water Drainage Scheme
12 – Bats – Reasonable Avoidance Method Statement
13 – Feral Pigeons
14 – Scheme for Biodiversity Enhancement
17 – Construction Management Plan
19 – Remediation Strategy / Verification Report
18 – Preliminary Risk Assessment
22 – Scheme for acoustic insulation
23 – Air Quality Impact Assessment
24 – Measures to incorporate Electric Vehicle Charging
26 – Contract for Building Works
30 – Local Benefit Scheme
28 – Works to the Trans Pennine Trail

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

3 – Materials
7 – Surface Water Drainage Scheme
12 – Bats – Reasonable Avoidance Method Statement
13 – Feral Pigeons
14 – Scheme for Biodiversity Enhancement
17 – Construction Management Plan
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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

DK Seddon

Date

18/01/2024