

**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

Dalton Avenue

Address Line 2

Fallowfield

Address Line 3

Town/city

Manchester

Postcode

M14 7NR

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

Easting (x)

384358

Northing (y)

394814

Description

Land at end of Dalton Avenue

Applicant Details

Name/Company

Title

Mr

First name

J

Surname

Bromfield

Company Name

MSV Housing Group

Address

Address line 1

Trafford House, 7th,

Address line 2

Chester Road

Address line 3

Stretford

Town/City

Manchester

County

Country

United Kingdom

Postcode

M32 0RS

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

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 2 x two storey buildings to form eight supported living apartments, following demolition of existing industrial buildings.

Reference number

137461/FO/2023

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

31/08/2023

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

Condition number(s)

- Condition 4 – External materials
- Condition 5a – Noise
- Condition 6 – Ground Remediation
- Condition 11 – Biodiversity enhancements
- Condition 12 – A Reasonable Avoidance Measures method statement for amphibians
- Condition 13 – Secure By Design
- Condition 15 – Hard and soft landscaping scheme
- Condition 16 – Construction Management Plan

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

- Condition 4 – External materials - Please see materials schedule dated 17th April 2024.
- Condition 5a – Noise - Please see Noise Impact Assessment by Azymuth Acoustics UK Ref Z56654
- Condition 6 – Ground Remediation - Please see Remediation Strategy, Phase 2 SI and Gas Report by Carley Daines
- Condition 11 – Biodiversity enhancements - Please see report from Simply Ecology dated 25th April 2024.
- Condition 12 – A Reasonable Avoidance Measures method statement for amphibians - Please see report from Simply Ecology dated 25th April 2024.
- Condition 13 – Secured By Design - I can confirm a Secured by Design application has been submitted for a Silver award on 23rd April 2024. We will liaise with the DOCO and supply the relevant information prior to the award being submitted. A copy of the Silver Award certificate will be issued to you upon receipt.
- Condition 15 – Hard and soft landscaping scheme - Please see Landscape Proposal by Trevor Bridge Associates (Drawing Ref 7322.01 Rev A)
- Condition 16 – Construction Management Plan - Please see Construction Management Plan compiled by Denton Construction including marked up site location plan and site plan - proposed (@ scales 1:200 and 1:500).

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

Kevin Ma

Date

30/04/2024