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

Suffix

Property Name

577-579

Address Line 1

Wilbraham Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 9AF

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

Easting (x)

381678

Northing (y)

393983

Description

Applicant Details

Name/Company

Title

First name

Surname

Ahuja

Company Name

Address

Address line 1

577-579 Wilbraham Road

Address line 2

Address line 3

Town/City

Manchester

County

Manchester

Country

Postcode

M21 9AF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Paul

Surname

Harrison

Company Name

Just-H Architects

Address

Address line 1

46 Manchester Road

Address line 2

Chorlton

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M21 9PH

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

2 storey rear extension to existing former bank. Update to existing elevations. Associated external works

Reference number

137425/FO/2023

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

26/07/2023

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

Condition number(s)

2, 4, 5, 7, 8, 16

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 2 -

We have submitted a Material pallette with associated colours / spec

Condition 4 -

Attached Construction Management Plan

Condition 5 -

This report has been prepared to communicate the Ventilation strategy for the Chorlton Residential Project at Kemps Corner. The report describes the ventilation system and its operation and is in response to planning condition 5 and Building Regulation requirements.

Condition 7 -

No external plant works as part of this development. Please see attached.

Condition 8 -

This overheating assessment has been produced to address and satisfy the requirements of building regulations Part O: Overheating mitigation assessment to address the potential overheating risk in homes.

We have attached external wall details to supplement this.

Condition 16 -

Environmental standards document attached by M&E engineer

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?

- [x] The agent
- [ ] 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.

☑ I / We agree to the outlined declaration

Signed

Paul Harrison

Date

26/03/2024