

**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

IMPORTANT - It is specifically relating to the Vox building, not for flat 1 but it would not let me change this.

Applicant Details

Name/Company

Title

Mr

First name

Alistair

Surname

Keetley

Company Name

Allsop Letting & Management

Address

Address line 1

Allsop

Address line 2

Platform Floor 8

Address line 3

New Station Street Leeds

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS1 4JB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Alistair

Surname

Keetley

Company Name

Allsop Letting & Management

Address

Address line 1

Allsop

Address line 2

Platform Floor 8

Address line 3

New Station Street Leeds

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS1 4JB

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

This is relation to PP-0659964 completed in 2017. I am the Asset Manager of VOX located at 1 Trentham Street, Manchester, M15 4YG. I work for Allsop Letting & Management who manage this building on behalf of our client who is the Freeholder. I have been recently liaising with surveyors who were carrying out an audit for our client and it transpires that they could not see when condition 52 of the travel plan was satisfied, it looks like there is still documents missing on the planning portal;

- Vox travel plan
- Vox resident survey
- Local cycle routes

Unfortunately, the person who dealt with these documents left the company and we have reason to believe they didn't upload/send these to the planning team, It is reasonable to assume they showed them to the planning team.

We have looked everywhere but cannot locate the original documents so have re-done the travel survey and now need to upload them. Planning was approved in 2017 and the building completed in 2019 so it has been several years. Because this application is approved, I do not see anywhere on how to retrospectively add any missing documents so I have done a new application for this condition to be approved.

To date I have dealt with Gerry Reilly who has been helpful, he informed me the approved application would be archived so I need to start another application to seek approval to discharge condition 52.

Reference number

RE: Local authority reference 118625/FO/2017 Planning Condition 52 - Missing Document and planning portal reference PP-0659964

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

17/03/2024

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

Condition number(s)

Condition 52) The development hereby approved shall be carried out in accordance with the Travel Plan framework stamped as received by the City Council, as Local Planning Authority on the 21 December 2017.

In this condition a travel plan means a document which includes:

- i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
 - ii) a commitment to surveying the travel patterns of residents/staff during the first 3 months of the first use of the building and thereafter from time to time
 - iii) mechanisms for the implementation of the measures to reduce dependency on the private car
- a) within 6 months of the first occupation of the residential element within phase one, a travel plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in within by the City Council and LPA shall be implemented in full at all time when the development hereby approved is in use.

Reason - to assist promotion the use of sustainable forms of travel for residents pursuant to policies T1, T2 and DM1 of the Manchester Core Strategy (2012)

Has the development already started?

- ☒ Yes
☐ No

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

01/12/2017

Has the development been completed?

- ☒ Yes
☐ No

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

01/03/2019

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

- Travel survey results charts PDF
- Travel survey excel results
- Vox travel plan 2024
- Local cycle routes map with full link.

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

Call Reference :##RE-1095927## 118625/FO/2017

Date (must be pre-application submission)

19/02/2024

Details of the pre-application advice received

Gerry Reilly 20.02.2024 Hi Alistair,
RE: 118625/FO/2017 Planning Condition 52 - Missing Document
Further to the email from my colleague, Jennifer Atkinson regarding the above. I've checked the planning history for the building and cannot see an application to discharge Condition 52.
You can submit an application to Condition 52 via the planning portal www.planningportal.co.uk.
I hope this is OK but if you have any further queries please do not hesitate to contact me on 0161 234 4618
Alastair Power (Service Desk Analyst) 28.02.2024 Was this application originally submitted by you or was it done by someone else on your behalf? If it was done by someone on your behalf, then they will need to log into their Planning Portal account and amend the application themselves (it will need to be resubmitted, which is why we cannot do without their authorisation)
If it was you who originally submitted the application but you were no longer registered on the Planning Portal then unfortunately this may indicate that the application is no longer available on our site. Back in February 2022, a new version of the Planning Portal went live and at the time it was decided to only transfer the previous two years-worth of records. Anything older than two years (or any Planning Portal account that had not been accessed in that time) were removed from our database so are no longer accessible on the Planning Portal.
Alastair Power (Service Desk Analyst) 26.02.2024 - Thank you for your reply but unfortunately, that application is no longer accessible on the Planning Portal (all application data that pre-dates February 2020 were permanently deleted so cannot be restored to any account) Can these documents be sent direct to the LPA (Local Planning Authority) who are processing the application? If not, you will need to ask them how they would like this information to be provided to them (I would be surprised if they actually expected you to amend an application that old)

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

Alistair Keetley

Date

01/03/2024