MANCHESTER CITY COUNCIL

Planning
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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

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)

388225

Northing (y)

397800

Description

Cleared brownfield site adjacent to Brigham Street opposite the junction with Timperley Street, Openshaw, Manchester, M11 2JJ (closest match)

Applicant Details

Name/Company

Title

Mr

First name

Steven

Surname

Brown

Company Name

John Southworth

Address

Address line 1

10 Charles Street

Address line 2

Dukinfield

Address line 3

Town/City

County

Country

Postcode

SK16 4SD

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

Mark

Surname

Trayhorn

Company Name

Triangle Architects

Address

Address line 1

Raven House

Address line 2

113 Fairfield Street

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M12 6EL

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 24 dwelling houses and cottage flats (Class C3) with associated car parking, landscaping and the creation of a new vehicular access.

Reference number

136171/FO/2023

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

06/07/2023

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

Condition number(s)

Conditions 3, 10, 16, 17, and 27

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 3 - Samples and specifications of all materials to be used on all external elevations of the development. See attached file named 'A External Building Finishes COMPLETED - Rev A.-pdf'
Condition 10 - A detailed Construction Management Plan outlining working practices during the construction phase of the development. See attached files named '783 - Construction Management Plan - Rev.pdf' and '783 - Site Setup Plan.pdf'.
Condition 16 - A report to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site. See attached Phase 2 Site Investigation Report.
Condition 17 - Surface water drainage works. See attached drainage layout.
Condition 27 - A scheme detailing the measures for safeguarding protected species throughout the construction phase. See attached file named 'Safeguarding Protected Species.pdf'.

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?

- [ ] The agent
- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

Triangle Architects

Date

31/08/2023