


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

804

Suffix

Property Name

Address Line 1

Oldham Road

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M40 2AB

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

Easting (x)

386561

Northing (y)

400141

Description

804 - 806 Oldham Road, Manchester, M40 2AB

Applicant Details

Name/Company

Title

Mr

First name

Gary

Surname

Armstrong

Company Name

Armstrong Construction

Address

Address line 1

29 Penny Meadow

Address line 2

Address line 3

Town/City

Ashton-under-Lyne

County

Country

Postcode

OL6 6HG

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 a two-storey building comprising showroom, with ancillary offices and storage (sui generis), with external yard area and boundary treatment

Reference number

127962/FO/2020

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

05/04/2022

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

Condition number(s)

Condition Nos. 2, 9, 11, 12, 13, 15, 18

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 (Materials) - see proposed roofing details (Marley Edgemere Tile – Anthracite Colour)

Condition 9 (External Equipment) - There is no externally mounted plant or equipment proposed to be installed on the building.

Condition 11 (Boundary treatment) - see proposed boundary treatment details (2.0m high Twin Mesh Security Fencing and Gates - black colour).

Condition 12 (Roller Shutters) - see proposed roller shutter door details (Rs7502 Industrial Steel Security Rated Roller Shutters - black colour)

Condition 13 (Ground Conditions) - see Preliminary Risk Assessment Report prepared by The Arley Consulting Company Limited

Condition 15 (Drainage) - see drainage report details / information prepared by Holdgate Consulting Limited and United Utilities formal response

Condition 18 (EV) - see electric vehicle charging point details (Rolec Secureicharge: EV Superfast Type 2 Mode 3 Charging Socket and site location drawing)

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

Date (must be pre-application submission)

26/04/2023

Details of the pre-application advice received

Mr McCoombe provided helpful advice and guidance on the materials and other information that would be acceptable to the Council in respect of the discharge of conditions process for the development. This included details including roofing, boundary treatments, roller shutters and EV Charging. He also kindly agreed that the Contaminated Land Report for the site could be sent direct to the Council's Planning Administration Section due to the size of the electronic file document (too large for the Planning Portal system).

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and 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 options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available 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

Mark Hobson

Date

22/06/2023