

**Planning**

Telephone: +44 (0)161 234 4516
planning@manchester.gov.uk
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

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

Applicant Details

Name/Company

Title

Miss

First name

Kirsty

Surname

Wright

Company Name

Kellen Homes

Address

Address line 1

1st Floor, 103 Dalton Avenue

Address line 2

Birchwood

Address line 3

Town/City

Warrington

County

Country

Postcode

WA3 6YF

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 272 dwellings (Use Class C3) within buildings between two and four storeys in height, and a new community building (Use Class F2(b)), with associated car parking, access from Bennett Street, landscaping, creation of area of public realm, boundary treatment and other associated works, following demolition of existing buildings and structures on the site.

Reference number

134504/FO/2022

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

09/08/2022

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

Condition number(s)

4
5
7
8
9
10
12
15
17
18
19
24
26
30
42
43
44

Has the development already started?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

9 (a)
18 (a)
42 (a)

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

4 - Materials Plan (rev F)
Materials Schedule (rev B)
5 - S38 Agreement Plan (rev B)
7 - Cycle Store GA
8 - S38 Agreement Plan (rev B)
9 - Residential Travel Plan Framework
10 - Kellen Homes EV-Charging Strategy
12 - Remediation and Enabling Works Strategy (to be sent via WeTransfer)
Road & Sewer Design Layout 1 (rev F)
Road & Sewer Design Layout 2 (rev F)
S38 Agreement Plan (rev B)
15 - Proposed Opening Hours of Bennett Street Community Centre
17 - Waste Management Plan (rev F)
18 - Noise and Vibration Impact Assessment (to be sent via WeTransfer)
19 - Waste Management Plan (rev F)
Bin Store GA
24 - External Works Drawings 01 (rev D), 02 (rev C), 03 (rev C), 04 (rev D), 05 (rev D), 06 (rev D)
26 - Lighting Layout R2
30 - Biodiversity Net Gain Baseline Assessment
42 - Local Benefit Proposal
43 - Build Program Community Centre
44 - Quarterly Building Maintenance Schedule

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 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

Ray Collins

Date

17/05/2023