

**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

Land bounded by Dob Brook Close and the Rochdale Canal

Applicant Details

Name/Company

Title

Mr

First name

Sabeel

Surname

Sharif

Company Name

Guinness Developments Limited

Address

Address line 1

Bower House

Address line 2

1 Stable Street

Address line 3

Hollinwood

Town/City

Oldham

County

Country

Postcode

OL9 7LH

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

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

Variation of planning conditions 2, 5 and 23 of planning permission
126281/FO/2020 to make alterations to the location of the driveway for plot 1

Reference number

132067/JO/2021

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

26/01/2022

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

Condition number(s)

7 - Secured by Design
9 - Highways Works, Parking Controls and Footway resurfacing
11 - Availability of Car Parking areas
13 - Drainage maintenance and management
15 - Soil verification and Acoustic reports
17 - Remediation Strategy - Completion / Verification Report
21 - Energy review certificates
22 - Boundary Treatments

Has the development already started?

☒ Yes

☐ No

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

12/04/2021

Has the development been completed?

☐ 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

Part of Condition 17 only - submission of Completion/Verification Report in accordance with the previously agreed Remediation Strategy submitted ref; CDN/21/0392 dated 22 October 2021.
All other conditions are being fully applied for discharge.

Discharge of Conditions

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

- 7 - Secured by Design
 - SBD - Certificate - Silver award
- 9 - Highways Works, Parking Controls and Footway resurfacing
 - Manchester City Council drawing ref: 210363T_TRO_001P_rev.A
 - D and D Consulting drawing ref: J072_103_rev.H - External Works GA - Surface Finishes
 - D and D Consulting drawing ref: J072_120_rev.E - S38/S278 Adopted Highway Plan
- 11 - Availability of Car Parking areas
 - Document to satisfy condition 11 - car parking
- 13 - Drainage maintenance and management
 - Drainage Maintenance Plan - 5th December 2022
 - D and D Consulting drawing ref: J072_101_rev.G - External Works Drainage
 - D and D Consulting drawing ref: J072_130 - Drainage Maintenance Plan
- 15 - Soil verification and Acoustic reports
 - SRL Acoustics Report ref: 30817-SRL-RP-YA-04-P1
 - Groundtech Validation Report ref: GRO-21052-4034
- 17- Remediation Strategy / Verification Report
 - Cover System Validation Report
- 21 - Energy review certificate / statement
 - Energy Counsel - As built Design SAP's
- 22 - Boundary Treatments
 - Document to satisfy condition 22 - Boundary Conditions

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

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

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

Date