

**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

129

Suffix

Property Name

Address Line 1

Barlow Moor Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M20 2AJ

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

Easting (x)

383927

Northing (y)

391601

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Harrison

Company Name

Cyprus House Ltd

Address

Address line 1

Suite 214, 5300 Lakeside,

Address line 2

Cheadle Royal Business Park,

Address line 3

Town/City

Cheadle

County

Country

Postcode

SK8 3GP

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

Agent Details

Name/Company

Title

Mrs

First name

Sophie

Surname

Marshall

Company Name

MacMarshalls Ltd

Address

Address line 1

Hamill House

Address line 2

112-116 Chorley New Road

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 4DH

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

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

Creation of additional 2-bed apartment in basement of Silverwood House,
together with associated external alterations.

Reference number

127904/FO/2020

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

03/03/2021

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

Condition number(s)

3.

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

"Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road and Palatine Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied."

Discharge of Conditions

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

Noise Report by E2 Consultants

Condition 4 of planning permission reference 11296/FO/2016/S2 - 'Conversion and extension of preparatory school and nursery to form 11 residential units (10 apartments and 1 coach house) and the erection of 6 detached dwellinghouses (4 x 6 beds and 2 x 2 beds), with associated car parking and landscaping', stated:

"Before the development commences a scheme for acoustically insulating the proposed residential accommodation against noise from Barlow Moor Road shall be submitted to and approved in writing by the City Council as local planning authority. There may be other actual or potential sources of noise which require consideration on or near the site, including any local commercial/industrial premises. The approved noise insulation scheme shall be completed before any of the dwelling units are occupied. Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance."

Under application reference CDN/19/0626 the currently submitted acoustic report was submitted, and at the time the flats had windows already fitted. The report concluded that the glazing installed met the requirements of both the day time and night time noise levels. It was subsequently approved by the LPA. Accordingly, as the windows to the new flat will be the same as those in the other flats and which were considered acceptable from an acoustic perspective, it follows that this application should also be acceptable based on that information and recommendations within that report.

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

Sophie Marshall

Date

18/01/2023