

**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

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

First name

Surname

Dappa Homes Ltd

Company Name

Dappa Homes Ltd

Address

Address line 1

c/o agent - Grays Architecture Ltd

Address line 2

Park 287, CHaddock Lane

Address line 3

Tyldesley

Town/City

Manchester

Country

Postcode

M28 1DU

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

Country

Postcode

Contact Details

Primary number

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

Outline application for development comprising: Erection of a maximum of 50 residential dwellinghouses (Use Class C3a) and a maximum of 24 residential apartments (Use Class C3a) (with all matters reserved except for access)
Outline application for development with all matters considered: Erection of part two storey, part three storey social club (Use Class D1) with ancillary residential apartment with associated car parking, landscaping, public realm and other associated works following demolition of the existing social club and bowling green

Reference number

115468/OO/2017

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

23/02/2021

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

Condition number(s)

C5 - Local Labour
C15 - Drainage
C18 - Landscaping
C20 - Boundary Treatments
C24 - External Ancillary Equipment
C25 - Acoustic
C27 - Waste Storage and Management
C29 - Fume, Vapour and Odour Extraction
C30 - Roller Shutters
C31 - Building and Site Lighting
C40 - Travel Plan
C42 - Cycle Store
C46 - Visibility Splays
C47 - Signage
C48 - EV Charging Points
C56 - Highways
C58 - Bat and Bird Boxes

Has the development already started?

- ☒ Yes
☐ No

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

05/02/2022

Has the development been completed?

- ☐ 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

C5 - Please find attached the second part of the local labour statement associated with part B.
C15 - Please find attached the drainage drawing package prepared for the site.
C18 - Please find attached the latest landscaping scheme prepared for the site. Two sets of drawings have been uploaded to the Portal (274-01D, 274-01E and 274-02B, 274-02C) due to different front boundary treatment proposals (1100mm railing and 2100mm welded mesh security fence) being proposed. Please can you confirm your preference based on these.
C20 - The latest landscaping scheme prepared also includes boundary treatment proposals. Two sets of drawings have been uploaded to the Portal (274-01D, 274-01E and 274-02B, 274-02C) due to different front boundary treatment proposals (1100mm railing and 2100mm welded mesh security fence) being proposed. Please can you confirm your preference based on these.
C24 - Please find attached the M&E drawings highlighting the externally located equipment.
C25 - Please find attached the acoustic reports prepared for the site.
C27 - Please find attached the waste storage and management document prepared for the site.
C29 - Please find attached the M&E drawings confirming the ventilation proposals for the site. No kitchen is included therefore no concerns relating to fume / vapour will be encountered.
C30 - No roller shutters are to be included on the development.
C31 - Please find attached the M&E drawings highlighting all lighting proposals.
C40 - Please find attached the travel plan prepared for the site.
C42 - The attached landscaping drawing highlights the intended location for the cycle store. The store will include 'Sheffield' type stands for the secure fixing of cycle and as the use is only to be for short stay visits no cover is to be included.
C46 - Please find attached the highways drawings including visibility splays.
C47 - No signage is proposed for the building. Any future signage to be erected will be applied for under a separate application.
C48 - The environmental standards statement submitted and approved under C22 contains full details of the EV charging proposals. Please let me know if any additional information is required for this.
C56 - Please find attached the highways drawing package prepared for the site.
C58 - Please find attached the bat and bird box proposals prepared for the site.

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

Matthew Gray

Date

06/07/2022