MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 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)

384950

Northing (y)

402750

Description

Cleared brownfield site bounded by Parkhill Avenue, Cleveland Road and Delaunays Road, Crumpsall, Manchester, M8 4QZ (closest match).

Applicant Details

Name/Company

Title

Mr

First name

Lekan

Surname

Kehinde

Company Name

Great Places Housing Group

Address

Address line 1

2a Derwent Avenue

Address line 2

West Didsbury

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M21 7QP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Trayhorn

Company Name

Triangle Architects

Address

Address line 1

Lower Ground Floor

Address line 2

4 Jordan Street

Address line 3

Town/City

Manchester

County

Country

UK

Postcode

M15 4PY

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 9 no. two storey residential dwellinghouses and a four storey building comprising 15 one-bedroom apartments together with associated car parking and landscaping

Reference number

139946/FO/2024

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

03/09/2024

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

Condition number(s)

Condition 14a)

Has the development already started?

- [x] Yes
- [ ] No

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

30/06/2025

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

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

14a)

Discharge of Conditions

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

A report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site. See attached file named 'LKC 23 1405 B1-G-Park Hill Avenue Crumpsall R3.pdf'.

Email correspondence between LK Group and Environmental Health, confirming that the site would fall into the CS1 classification, and that no gas protection measures are required. See attached file named 'Email Correspondence 26.08.25.pdf'

Further correspondence between LK Group and Environmental Health, confirming that the 'proposed methodology' is acceptable. See attached file named 'Email Correspondence 02.02.26.pdf'

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] 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

E-mail dated 02.02.26.

Date (must be pre-application submission)

02/02/2026

Details of the pre-application advice received

Response received from Karen Williamson, Environmental Protection Officer:
"The methodology is acceptable, please send any reports to the planner"

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Triangle Architects

Date

17/03/2026