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)

382627

Northing (y)

395186

Description

Erection of a five-storey extra care scheme (C3) comprising 80 dwellings with ancillary facilities and circulation space and four-storey residential block comprising 40 dwellings (C3) and associated landscaping, private amenity space, access and parking

Applicant Details

Name/Company

Title

First name

Nicky

Surname

Llyod

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

United Kingdom

Postcode

M15 4PY

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

Manchester

First name

Triangle

Surname

Architects

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

United Kingdom

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 a five-storey extra care scheme (C3) comprising 80 dwellings with ancillary facilities and circulation space and four-storey residential block comprising 40 dwellings (C3) and associated landscaping, private amenity space, access and parking

Reference number

144433/JO/2025

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

29/01/2026

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

Condition number(s)

3

Has the development already started?

- [x] Yes
- [ ] No

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

27/05/2025

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

Samples and specification of roof treatment listed under condition 3) of approval, as samples submitted to Manchester City Council Planning Department.

Discharge of Conditions

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

"Etex Cedral Rivendale - Cromleigh Graphite - Product datasheet" - Manufacturers product data for Etex Cedral Rivendale fibre cement roof tiles. Colour proposed as: Cromleigh graphite, further to physical samples of the same tile provided to the planning department on 21/01/2026.

"dop_cedral_rivendale__birkdale_slates_2020" - Declaration of performance document for Etex Rivendale Fibre Cement tile. Previously provided to Manchester City Council Planning department on 30.01.2026 at 16:39.

"cedral_roofs_-_material_data_sheet" - Material Datasheet for Etex Rivendale Fibre Cement tile. Previously provided to Manchester City Council Planning department on 30.01.2026 at 16:39.

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?

- [x] The agent
- [ ] 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

First Name

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

Surname

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

Reference

Email correspondence with named officer

Date (must be pre-application submission)

03/02/2026

Details of the pre-application advice received

Email "Re: 22-036 Russell Road Approval 143334/JO/2025" sent by Jennifer Connor at 15:02 on 27/01/2026 following receipt of material samples to the planning department offices on 22nd of January 2026.

Email "Re: 22-036 Russell Road Approval 143334/JO/2025" sent by Jennifer Connor at 13:12 on 03/02/2026.

Email "Re: 22-036 Russell Road Approval 143334/JO/2025" sent by Jennifer Connor at 09:14 on 10/02/2026 confirming formal application required to discharge selected material.

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

19/02/2026