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)

384045

Northing (y)

400726

Description

Approximate post code M8 0TH Land to the south of Alderford Parade. Land north of Dinnington Drive and South of Tamerton Drive. Land to the west of Starmoor Drive and north and east of Heatherdale Drive.

Applicant Details

Name/Company

Title

Mr

First name

Lee

Surname

Stewart

Company Name

J Greenwood Builders Ltd

Address

Address line 1

1 Howarth Court

Address line 2

2nd Floor

Address line 3

Chadderton

Town/City

Oldham

County

Greater Manchester

Country

United Kingdom

Postcode

OL9 9XB

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Adam

Surname

Collinge

Company Name

Bowker Sadler Architecture

Address

Address line 1

Hatherlow House

Address line 2

Hatherlow

Address line 3

Romiley

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK6 3DY

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 70no. two and three storey dwellings (consisting of 44 no. houses and 26 no. apartments) together with associated landscaping, boundary treatments, car parking and highway works.

Reference number

140867/FO/2024

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

04/09/2024

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

Condition number(s)

4, 12, 14, 21, 23, 41, 43

Has the development already started?

◯ 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

4 - Construction Environmental Management Plan.
12 - Phase 1 Site Investigation (Preliminary Risk Assessment), Phase 2 Site Investigation (Interpretative Ground Assessment) & Phase 3 Site Investigation (Remediation & Validation Strategy Proposals).
14 - Operational Unexploded Ordnance (UXO) Emergency Response Plan
21 - Proposed site drainage layouts, details and schedules.
23 - Preliminary Ecological Appraisal (Bird nesting survey included on p13 & 20). Site clearance will not be performed within bird nesting season (March 1st to August 31st).
29 - Arb Method Statement. Tree/root protection fencing to be installed in line with drawing HDCHS1/MS/01 within statement and to BS5837:2012.
41 - Local Labour Plan
43 - Typical Window Reveal Detail

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?

- [ ] Yes
- [x] No

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.

- [x] I / We agree to the outlined declaration

Signed

Adam Collinge

Date

27/11/2025