



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

22

Suffix

Property Name

Address Line 1

Groby Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M21 9GQ

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

Easting (x)

381589

Northing (y)

393818

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

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

County

Country

Postcode

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 two storey side extension with first floor rear terrace following demolition of existing garage.

Reference number

134394/FH/2022

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

09/09/2025

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

Condition number(s)

5) Prior to first use of the roof terrace hereby approved, details of a privacy screen shall be submitted to and approved in writing by the City Council as local planning authority, once approved the screen shall be installed as per the approved plans and be retained in perpetuity.

Reason - In the interests of residential amenity pursuant to saved policies DC1 of the Unitary Development Plan for the City of Manchester and policies DM1, and SP1 of the Core Strategy.

Has the development already started?

- ☒ Yes
- ☐ No

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

12/08/2024

Has the development been completed?

- ☒ Yes
- ☐ No

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

31/07/2025

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

Privacy screen
Stainless steel posts with obscured glass panels.

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

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

"As per my email of the 13th of May you would have to submit a formal discharge of condition application. This should include details of the materials that are to be used on the privacy screen, and include the height, together with a drawing showing the location. This is then submitted with the discharge of condition application form, which as previously stated carries a fee with it for the discharge of the condition.

If you look at the condition, the information should have been submitted and approved prior to erecting the privacy screen.

Prior to first use of the roof terrace hereby approved, details of a privacy screen shall be submitted to and approved in writing by the City Council as local planning authority, once approved the screen shall be installed as per the approved plans and be retained in perpetuity.

Once the information has been accepted and the condition discharged, that would be the point at which you would implement the works. Obviously you have carried out the works prior to having the condition discharged.

From looking at the photographs that you sent through with your latest email, I believe that we would be able to discharge the condition, however, in order for this to be regularised, you would still need to submit the discharge of condition application. You can apply online on the Planning Portal.

https://www.google.com/url?sa=i&source=web&rct=j&url=https://www.planningportal.co.uk/planning/planning-applications/consent-types/approval-discharge-of-conditions&ved=2ahUKEwiJtpLX9N2QAxUMTqQEhd1jFMEEQy_kOegQIARAC&opi=89978449&cd&psig=AOvVaw3B516NnwI_PUAHBcfQ71e1&ust=1762531781377000

I hope this clarifies the situation"

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

Date