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

Land At The West Side Of The Junction Of Grey Mare Lane And Ashton New Road

Address Line 1

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M11 3DG

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

Easting (x)

386994

Northing (y)

398163

Description

Land At The West Side Of The Junction Of Grey Mare Lane And Ashton New Road, Manchester

Applicant Details

Name/Company

Title

Ms

First name

Lola

Surname

Barlow

Company Name

Great Places Housing Group

Address

Address line 1

2a Derwent Avenue

Address line 2

East Didbsury

Address line 3

Town/City

Manchester

County

Country

Postcode

M21 7QS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Miss

First name

Kirsty

Surname

Medcraft

Company Name

Bowker Sadler

Address

Address line 1

Bowker Sadler Partnership Ltd

Address line 2

Hatherlow House, Hatherlow

Address line 3

Town/City

STOCKPORT

County

Please select...

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 a six storey building to form 82 residential dwellings (Use Class C3a) with associated landscaping, car parking and boundary treatment.

Reference number

142453/FO/2025

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

22/09/2025

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

Condition number(s)

4 - Bat Mitigation Strategy
5 - Local Labour
6 - Surface Water Drainage
7 - Ground Gases
8 - Construction Management Plan
9 - CEMP
23a - Highway Condition Survey

Has the development already started?

◯ Yes
⊘ 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

5a,
7a and
23a

Discharge of Conditions

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

4 - 24185-DPL-XX-EX-D-E-6300_External Lighting Layout S3 C01, CEMP-01 Construction Environmental Management Plan (CEMP) and Tree Felling Precautionary Method of Working_01
5 - Grey Mare Lane Local Labour KPI Proposal Rev 1
6 - 34338-SUT-ZZ-00-RP-S-0001 FRA and Drainage Strategy, Drainage Water, Grey Mare precommencement comments Sutcliffe civils, PROPOSED ATTENUATION TANK DETAIL - 34338-SUT-ZZ-XX-DR-C-6202, PROPOSED DRAINAGE LAYOUT SHEET 1 OF 2 - 34338-SUT-ZZ-XX-DR-C-6200-P02, PROPOSED DRAINAGE LAYOUT SHEET 2 OF 2 - 34338-SUT-ZZ-XX-DR-C-6201-P02, RE_ Grey Mare Lane - pre -commencement conditions, RE_ REF - 06526142 - S116 - Grey Mare Lane and UU REF 06092644 - WW PDE – Grey Mare Lane, Beswick, Manchester
7 - 16-908-R3-1 - GGGA - Grey Mare Lane Site 1 - June 2025 - FINAL, 34338-SUT-ZZ-00-RP-G-7301, 108930-JUTA-geoNETEX-A-PP-300TT-UVLS-Technical-Data-Sheet_v1 (1), 109198_GP1-SAM-Product-Data-Sheet_v3-2 (1), 109822_GP-5-Technical-Data-Sheet_v2 (2), Cook Group Limited_Recommended Installer_PF_02.01.24, DuctSealLG-DataSheetHR, E3P243 2023, GP1-SAM-BBA, GP5 BBA, John Powdrill Ecert 10.10.23, JUTA GP PRIMER, Neil Johnson, NVQ2 Cert Ground Gas Installation, RE_ NW2425 Grey Mare Lane Gas Membrane Also Dealing with the Radon_ and Typical Ground Floor perimeter detail gas membrane
8 - Construction Phase Plan (Rev D) Grey Mare Lane
9 - CEMP-01 Construction Environmental Management Plan (CEMP)
23 - Highway Condition.

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

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

First Name

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

Surname

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

Reference

Email submission 18/09/25

Date (must be pre-application submission)

18/09/2025

Details of the pre-application advice received

CMP looks ok, with advice on hoardings and scaffolding.
Local labour plans looks ok.

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

Kirsty Medcraft

Date

16/12/2025

Amendments Summary

Omission of condition 10.